

NOTICE

COMPTON CITY COUNCIL AGENDA Tuesday, April 25, 2017 5:30 PM

HEARING(S)

5:35 P.M. - JOINT PUBLIC HEARING - HOUSING AUTHORITY 2017 PHA ANNUAL PLAN (Item #5)

5:45 P.M. - PUBLIC HEARING - ADOPTION OF THE CONGESTION MANAGEMENT PLAN IN CONFORMANCE WITH THE LOS ANGELES TRANSPORTATION AUTHORITY (Item #6)

5:55 P.M. - PUBLIC HEARING - TENTATIVE TRACT MAP NO. 73949 (Item #7)

OPENING

MOMENT OF SILENCE

ROLL CALL

INTRODUCTION OF SPECIAL GUESTS

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

CONSENT AGENDA

Consent items are routine and expected to be non-controversial. They will be acted upon by the Council at one time without discussion unless a Council Member requests an item be removed or discussed.

APPROVAL OF MINUTES

1. MARCH 28, 2017

REPORTS OF OFFICERS AND COMMISSIONS

PUBLIC WORKS MUNICIPAL UTILITIES DEPARTMENT

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO SELECTRON TECHNOLOGIES, INC FOR THE INTERGRATED VOICE RESPONSE SECURITY MANDATED UPGRADES (\$11,500)

END CONSENT AGENDA

REGULAR AGENDA

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES AND CITY COUNCIL

3. APPOINTMENT(S) OF OFFICERS, COUNCIL MEMBERS, BOARDS/COMMISSIONS AND COMMITTEES

APPOINTMENT TO PLANNING AND BLOCK CLUB COMMISSIONS

4. REMOVAL OF OFFICERS, COUNCIL MEMBERS, BOARDS/COMMISSIONS AND COMMITTEES

REMOVAL OF COMMISSIONERS FROM PLANNING AND BLOCK CLUB COMMISSIONS

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORTS

UNFINISHED BUSINESS

NEW BUSINESS

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO SIGN THE PHA PLAN CERTIFICATIONS AND APPROVE THE SUBMISSION OF THE PUBLIC HOUSING AUTHORITY ANNUAL PLAN (2017)
6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089

7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO APPROVE TENTATIVE TRACT MAP NO. 73949 - A REQUEST BY LA LAND TRANS4MATIONS, LLC (APPLICANT) TO DEVELOP A 6-UNIT DETACHED, PLANNED RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 809 E. PINE STREET IN THE CITY OF COMPTON
8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON REJECTING ALL BIDS SUBMITTED FOR THE TANK-FARM BOOSTER STATION PROJECT AND AUTHORIZING RE-ADVERTISEMENT

APPROVAL OF WARRANTS

9. Warrant - # 239029 - Date - 4/19/17 - Name - Lalaland Imports - Services - Easter baskets for Easter basket giveaway - Amount - \$1,130.00 - Requested by: City Manager

Warrant - # 239030 - Date - 4/19/17 - Name - Rochelle Mazer DBA Zebra Entertainment & Events - Services - Carnival services for Easter basket giveaway - Amount - \$2,190.00 - Requested by: City Manager

Warrant - # 239049 - Date - 4/20/17 - Name - Norman A Traub Associates - Services - Investigative services - Amount - \$25,656.00 - Requested by: City Attorney

Total amount - \$28,976.00

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: Tuesday, May 02, 2017 @ 5:30 PM.

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View Meetings Live at
<http://www.comptoncity.org/officials/clerk/agendas/video.asp>

MARCH 28, 2017

The City Council meeting was called to order at 5:38 p.m. in the Council Chambers of City Hall by Mayor Aja Brown. The Pledge of Allegiance and Moment of Silence ceremonies were also led by Mayor Aja Brown.

ROLL CALL

Council Members Present – Zurita, McCoy, Sharif, Brown

Council Members Absent – Galvan

Other Officials Present: C. Cornwell, A. Godwin, C. Rhambo, Jr.

COMMENDATORY RESOLUTIONS/PRESENTATIONS

1. COMMENDATION TO CHARLENE FRANCO, PRESIDENT OF “SIERRA CHEESE MANUFACTURING CO.,” **60 YEARS** IN THE CITY OF COMPTON
(**Councilwoman Emma Sharif**) (Re-scheduled)
2. COMMENDATION TO WESLEY TURNBOW, CEO OF “E.M.E., INC.”
50 YEARS IN THE CITY OF COMPTON (**Councilwoman Emma Sharif**)

The Mayor and City Council presented a commendation to Mr. Wesley Turnbow CEO of E.M.C, Inc. for **50 years** in the City of Compton. The Council thanked and congratulated Mr. Turnbow for his excellent and exemplary service to the entire country.

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Robert Ray, Compton resident, addressed the Council and urged the citizens to vote. He also beseeched the City to install left-hand turn signals at Wilmington and Greenleaf at all 4 left-hand turn lanes.

Benjamin Holifield, Compton Business Chamber of Commerce, noted that he does not want to be combined with the Compton Chamber of Commerce. Mr. Holifield spoke on the tremendous number of potholes in the City. He then spoke on the urgent need for a left-hand turn signal at Wilmington and Greenleaf.

Sandra Fluelen, Compton community organizer, spoke in support of the “Know Your Rights” Program and also the “I Love Compton” movement promoting citizens performing random acts of kindness.

Johnnie Walker, Compton resident, addressed the Council regarding illegal trash dumping on the side curbs in the 2nd District, (near Foster Elementary School) noting that when she calls for clean up, it takes approximately one month for someone to come out and clean it up, so she often cleans the area herself. Ms. Walker also requested a stop sign near her residence. Ms. Walker further noted that the entire community needs to be cleaned up and beautified.

Richard Earl, Compton resident, spoke before the Council and stated that the City needs better lighting. He also requested that left-hand turn signals be installed at Wilmington and Greenleaf. Mr. Earl further urged the Council to provide more services to the Veterans of Compton. He questioned the need for term limits for board members and commissioners. Mr. Earl concluded by speaking in opposition to any type of Bond.

Mike Chattom, Compton resident, spoke regarding the lack of suitable Sheriff’s deputies and the lack of detectives to solve crimes in Compton. Mr. Chattom noted that none of the forum candidates have addressed the issue of public safety in the City.

Connie Halbig, Compton resident, noted that she has been living in Compton for 40 years and has repeatedly requested a stop sign at Hickory and Cedar, noting that there have been traffic incidents at that corner. Ms. Halbig questioned the vote tabulating of the upcoming election.

#1.

City Clerk Alita Godwin informed the community that the City contracts with Martin and Chapman for election materials and the ballots will be tabulated and revealed live in the City Hall Council Chambers on election night.

Councilwoman Zurita questioned the process of re-issuing ballots to voters.

City Clerk Godwin explained that if a voter makes a mistake on their ballot, they can request a new ballot and the first ballot will be spoiled.

Councilwoman Zurita then spoke in opposition to a two-sided ballot.

City Clerk Godwin explained that due to the number of candidates and positions in the election, some races were placed on the backside of the ballot with instructions to turn the ballot over and continue voting.

Maria Villarreal, Compton resident, addressed the Council regarding the towing companies, since her car was almost illegally towed. She urged the Council to investigate the towing companies operating in the City. Ms. Villarreal further noted that outsiders are attempting to influence voters.

Gilda Blueford, Compton resident, thanked the fellow residents who spoke on her behalf. She noted that if she is removed from a Commission for voicing her concerns, she will be just fine, adding that her intellectual property goes with her as well. Ms. Blueford further noted that there is no accountability for the Council’s actions. Ms. Blueford concluded by informing the Council that there is still brown water flowing from the pipes of the residents in the 3rd District.

Councilwoman McCoy directed Ms. Blueford to speak to Mr. Kenneth Holcomb from the Water Department who will address her situation.

Joyce Kelly, Compton resident, spoke about the presence of ‘extra security’ at the Council meeting. Ms. Kelly urged the City Attorney to prosecute violations of City Charter Section 1202 regarding City warrant for catering services.

Rayneda Davis, Compton resident, addressed the Council and offered her pie service to the City. She requested assistance for acquiring property to start up her business.

Barbara Calhoun, former Councilwoman, addressed the dissemination of ‘alternative facts.’ Ms. Calhoun also spoke regarding the concerned citizens who have been placing campaign signs in the City. Ms. Calhoun concluded by explaining the process of ‘spoiled’ ballots and ‘over votes’.

Lynn Boone, Compton resident, expressed her enjoyment of the past candidates’ forum. Ms. Boone further noted that the power of the City is vested in the City Council, and also addressed the issuance of the unnecessary warrants on the agenda. Ms. Boone concluded by reading verses from Psalms 46.

Andrew Jacoby, President of Clean Street, requested that Council pull item Number 7 regarding street sweeping. Mr. Jacoby extolled the virtues of his company.

APPROVAL OF MINUTES

3. MARCH 7, 2017 -

On motion by Sharif, seconded by Zurita the Consent Agenda was approved by the following vote on roll call:

AYES: Council Member - Zurita, McCoy, Sharif, Brown
NOES: Council Member - None
ABSENT: Council Member - Galvan

END CONSENT AGENDA

REGULAR AGENDA

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES AND CITY COUNCIL

4. APPOINTMENT(S) OF OFFICERS, COUNCIL MEMBERS, BOARDS/COMMISSIONS AND COMMITTEES **(Item Removed)**

APPOINTMENTS/REAPPOINTMENTS/REMOVALS TO VARIOUS COMMISSIONS

CITY MANAGER'S REPORT

5. ORAL PRESENTATION – POT HOLE STREET REPAIR UPDATE

Cecil Rhambo, Jr., City Manager submitted an oral presentation regarding the pot hole street repair update. The complete report is on file and available in the City Clerk's Office.

6. POWER POINT PRESENTATION – MEASURE P SPENDING PLAN

Cecil Rhambo, Jr., City Manager offered a power point presentation regarding the Measure P spending plan. The complete power point presentation is on file and available for review in the City Clerk's office.

NEW BUSINESS

7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR STREET SWEEPING SERVICES AGREEMENT WITH AND ISSUE A PURCHASE ORDER TO R.F. DICKSON COMPANY, INC., FOR FULL-TIME CITYWIDE STREET SWEEPING SERVICES (\$504,713.83)
(Removed from Agenda)
8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE PROFESSIONAL SERVICE AGREEMENT WITH DUDEK TO PERFORM ADDITIONAL CORRECTIVE ACTION SERVICES IN ACCORDANCE WITH DIRECTIVES OF THE LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD REGARDING REMEDIATION AT COMPTON FIRE STATION NO. 1 (\$380,130.00)

On motion by Zurita, seconded by McCoy, **Resolution Number 24,545** entitled 'A **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE PROFESSIONAL SERVICE AGREEMENT WITH DUDEK TO PERFORM ADDITIONAL CORRECTIVE ACTION SERVICES IN ACCORDANCE WITH DIRECTIVES OF THE LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD REGARDING REMEDIATION AT COMPTON FIRE STATION NO. 1 (\$380,130.00)** was adopted by the following vote on roll call:

AYES: Council Member - Zurita, McCoy, Sharif, Brown
NOES: Council Member - None
ABSENT: Council Member - Galvan

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICE AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER ON BEHALF OF CIVIL SOURCE, INC. FOR PROVISION OF CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE TANK-FARM BOOSTER STATION PROJECT (\$131,950.50)

#1.

On motion by McCoy, seconded by Sharif, **Resolution Number 24,546** entitled ‘**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICE AGREE-MENT WITH AND ESTABISH A PURCHASE ORDER ON BEHALF OF CIVIL SOURCE, INC. FOR PROVISION OF CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE TANK-FARM BOOSTER STATION PROJECT (\$131,950.50)**’ was adopted by the following vote on roll call:

AYES: Council Member - Zurita, McCoy, Sharif, Brown
NOES: Council Member - None
ABSENT: Council Member - Galvan

- 10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH CIVIL SOURCE INC. TO EXTEND THE CONTRACT TERM AND INCREASE THE CONTRACT PRICE TO PROVIDE CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR PHASE 1 OF WATERMAIN REPLACEMENT PROJECT 170W (\$50,302.00)

On motion by Zurita, seconded by McCoy, **Resolution Number 24,547** entitled ‘**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH CIVIL SOURCE INC. TO EXTEND THE CONTRACT TERM AND INCREASE THE CONTRACT PRICE TO PROVIDE CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR PHASE 1 OF WATERMAIN REPLACEMENT PROJECT 170W (\$50,302.00)**’ was adopted by the following vote on roll call:

AYES: Council Member - Zurita, McCoy, Sharif, Brown
NOES: Council Member - None
ABSENT: Council Member - Galvan

- 11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING AUTHORIZED SIGNATURES ON CERTAIN ACCOUNTS AND NAMING CERTAIN CITY EMPLOYEES AS AUTHORIZED SIGNATORIES ON THOSE ACCOUNTS

On motion by Sharif, seconded by McCoy, **Resolution Number 24,548** entitled ‘**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING AUTHORIZED SIGNATURES ON CERTAIN ACCOUNTS AND NAMING CERTAIN CITY EMPLOYEES AS AUTHORIZED SIGNATORIES ON THOSE ACCOUNTS**’ was adopted by the following vote on roll call:

AYES: Council Member - Zurita, McCoy, Sharif, Brown
NOES: Council Member - None
ABSENT: Council Member - Galvan

APPROVAL OF WARRANTS

- 21. Warrant #238678 – Date – 3/23/17 – Name – CA Contract Cities Assoc – Services – Registration fees to CA Contract Cities Assoc – Amount - \$1,800.00 – Requested by: City Manager

Warrant #238681 – Date – 3/23/17 – Name – Image Management Services Inc. – Services – Document conversion, indexing, and imaging – Amount- \$1,376.84 – Requested by: City Controller

Warrant #238682 – Date – 3/23/17 – Name – Knorr Systems Inc. - Services – Labor and travel for servicing mower – Amount – \$345.60 Requested by: Parks & Recreation

Warrant #238685 – Date – 3/23/17 – Name – Matt Chlor Inc. - Services – Purchase, delivery and labor of bulk chemicals – Amount – \$1,800.00 Requested by: Parks & Recreation

Warrant #238687 – Date – 3/23/17 – Name – Corina Pleasant dba Cookiegal Catering - Services – Catering luncheon for Commission of Women – Amount – \$2,235.22 - Requested by: City Manager

Total \$6,365.69

Warrant # 238618 – Date – 3/16/17 – Name – Yvonda Una Pleasant – Services - Catering for Dollarhide Black History event – Amount \$3,407.95 – Requested by Parks & Recreation

Warrant # 238604 – Date – 3/16/17 – Name – Best Restoration Inc. – Services Emergency Board up services– Amount \$2,750.00 – Requested: by Building & Safety

Warrant # 238628 – Date – 3/16/17 – Name – TAJ Trading Corporation – Services Office Furniture– Amount \$3,261.28 – Requested by: City Manager

Warrant # 238669 – Date – 3/21/17 – Name – South Coast Air Quality Management District – Services – Permit Fee for discretionary permit projects – Amount \$778.92 – Requested by: Water

Total Amount - \$10,198.15

COUNCIL COMMENTS

Councilperson Zurita offered the following communications/announcements:

- Requested that the City replace the missing and weather beaten street signs throughout the City.
- Requested an update on the street signs on Hickory and Cedar.
- Urged the voters to exercise their right to vote, noting that for this election, there is a two-sided ballot.
- Adjourn in memory of **Alphonso Cabrera**.

Councilperson McCoy offered the following communications/announcements:

- Requested an update on the repairs at Raymond Street Park.
- Requested an update on the “Welcome to Compton” signs.
- Requested that the City install “No Parking” signs for street sweeping in the the Sunny Cove area.
- Requested an update on the Kemp Street potholes repair.

Councilperson Sharif offered the following communications/announcements:

- Invited the community to her Easter Egg Hunt Extravaganza to be held at Kelly park on Saturday, April 15, 2017.
- Invited everyone to attend her quarterly “Business to Business” Round Table forum on Wednesday, April 26, 2017 from 10 a.m. to 12 noon at the Dollarhide Community Center, further noting that small businesses are the backbone of our economy.

#1.

- Requested bleachers be installed at South Park for the upcoming baseball season.
- Adjourn in memory of **Rev. Willie A. Colvin**.

Mayor Brown offered the following communications/announcements:

- Requested current status of Wilmington Avenue completion.
- Requested that Staff provide the bid matrix to the City Council on all City projects.
- Follow up with Prism at the Gateway Towne Center for the installation of the City sign.
- Commented that speeding is an issue around the City and particularly in school zones, so she requested a report regarding the installation of speed bumps.
- Commented on the new opening of the McKinley development project which will create 200 jobs for the community.
- Welcomed ***Steak and Shake*** as well as ***Jersey Mikes*** to the City of Compton.
- Requested a status report on the progress of the City’s Newsletter.
- Invited the youth to “Fun Fridays” at the Dollarhide Community Center from 6 p.m. until 9 p.m.

ADJOURNMENT

On motion by Zurita, seconded by McCoy, the meeting was adjourned in memory of **Rev. Willie A. Colvin and Alphonso Cabrera** at 7:50 p.m. by the following vote on roll call:

AYES: Council Member - Zurita, McCoy, Sharif, Brown
NOES: Council Member - None
ABSENT: Council Member - Galvan

City Clerk of the City of Compton

Mayor of the City of Compton

April 25, 2017

TO: MAYOR AND CITY COUNCIL

**FROM: KENNETH HOLCOMB, (INTERIM) GENERAL MANAGER
MUNICIPAL WATER DEPARTMENT**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A
PURCHASE ORDER TO SELECTRON TECHNOLOGIES, INC.
FOR THE INTERGRATED VOICE RESPONSE SECURITY
MANDATED UPGRADES (\$11,500)**

SUMMARY

This resolution authorizes the City Manager to issue a purchase order to Selectron Technologies, Inc. ("Selectron") in the amount of \$11,500.00 (Eleven Thousand, Five Hundred Dollars) for the voice utility enhancement mandated security upgrades for the Interactive Voice Response Solution for the Compton Municipal Water Department ("Department").

BACKGROUND

The Department's goal is to find ways to provide better service to the citizens of Compton. The Department implemented the Interactive Voice Response Solution ("IVR") which allows customers to access their account information via the telephone without the assistance of a customer service representative. The customers are also able to pay their utility bills (e.g. water, sewer or trash) by check or debit/credit card through this system. Selectron supplies the hardware for use with the software that allows customers to perform the above mentioned transactions via telephone in a secure manner.

STATEMENT OF THE ISSUE

Selectron released an update from the Payment Card Industry and following an ongoing trend, evolving security threats have prompted the payment industry to enforce a higher minimum security level of protecting data. This upgrade is a two-phase upgrade. The first mandate is MasterCard Series 2 BIN Issuance. MasterCard is issuing a new series of credit cards with 16-digit account numbers that begin with '2'. These 2-series BIN numbers will be in effect by mid-2017. Upgrades are required in order to accept payments beginning with '2'. The second mandate is the TLS 1.1 Security Mandate. All payment solutions must comply with the new requirement (TLS 1.1) by June 2018, but many payment gateways have set deadlines well in advance of the PCI mandated date. This security is enforced at the operating system level and Windows-based servers must be upgraded to meet this new minimum security standard. The Department received a quote from Selectron for the voice utility enhancement security

#2.

**Staff Report – Resolution Authorizing P.O.
Selectron Technologies, Inc./IVR Upgrades
April 25, 2017, page 2**

upgrades in the amount of \$11,500.00 (Eleven Thousand, Five Hundred Dollars) and the Department is seeking approval to issue a purchase order.

ALTERNATIVE

No alternative is available at this time. When the payment gateway vendor moves to this new security level, the Selectron solution must meet this security standard or the City will not be able to accept credit card payments.

FISCAL IMPACT

The funds in the amount of \$11,500.00 (Eleven Thousand Five Hundred Dollars) are available in the Municipal Water Department Fiscal Year 2016-2017 budget, in Account No. 5000-890-000-4222 (Computer Software) to pay for this expenditure.

After this deduction, the account balance will be \$106,200.00 (One Hundred-Six Thousand, Two Hundred Dollars).

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution.

**KENNETH HOLCOMB, (INTERIM) GENERAL MANAGER
COMPTON MUNICIPAL WATER DEPARTMENT**

APPROVED FOR FORWARDING:

**CECIL W. RHAMBO, JR.
CITY MANAGER**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A
PURCHASE ORDER TO SELECTRON TECHNOLOGIES, INC
FOR THE INTERGRATED VOICE RESPONSE SECURITY
MANDATED UPGRADES (\$11,500)**

WHEREAS, one of the goals of the Compton Municipal Water Department (“Department”) is to find ways to better service customers; and

WHEREAS, through contract with Selectron Technologies, Inc. (“Selectron”), the Department implemented the Interactive Voice Response Solution (“IVR”), which allows customers to access their account information via the telephone without the assistance of a customer service representative and the ability to pay their utility bills by check or debit/credit card through this system; and

WHEREAS, Selectron supplies the hardware for use with the software that allows customers to perform the above-mentioned transactions via telephone in a secure manner; and

WHEREAS, Selectron released an update from the Payment Card Industry and following an ongoing trend, evolving security threats have prompted the payment industry to enforce a higher minimum security level of protecting data; and

WHEREAS, the upgrade is a two-phase process, as follows: The first mandate is MasterCard Series 2 BIN Issuance, wherein MasterCard is issuing a new series of credit cards with 16-digit account numbers that begin with ‘2’ and upgrades are required in order to accept payments beginning with ‘2’; and the second mandate is the TLS 1.1 Security Mandate, which is enforced at the operating system level and Windows-based servers must be upgraded to meet this new minimum security standard; and

WHEREAS, the costs for the upgrades will be \$11,500.00, which is available in the Compton Water Department’s 2016-2017 Fiscal Year budget.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
COMPTON DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. That the City Manager is hereby authorized to issue a purchase order in the amount of \$11,500.00 (Eleven Thousand, Five Hundred Dollars) to Selectron Technologies Inc., for the mandated security upgrades of the Interactive Voice Response Solution System.

SECTION 2. That funds for this expenditure are available in the Compton Municipal Water Department’s 2016-2017 Fiscal Year budget in Account No. 5000-890-000-4222 (Computer Software).

SECTION 3. That a certified copy of this Resolution shall be filed in the office of the City Manager, City Clerk, City Controller and the Compton Municipal Water Department.

Resolution No. _____
Page 2

SECTION 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2017.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2017.

That said Resolution was adopted by the following vote to wit:

AYES: **COUNCIL MEMBERS-**
NOES: **COUNCIL MEMBERS-**
ABSENT: **COUNCIL MEMBERS-**
ABSTAIN: **COUNCIL MEMBERS-**

CITY CLERK OF THE CITY OF COMPTON

PREPARED FOR: **The City of Compton, CA**

On-Premise Production *VoiceUtility*™ IVR Upgrade

Update <i>VoiceUtility</i> Software to Latest Point Release Support for TLS 1.2 (Per PCI Mandate)	No Charge Included
Support for MasterCard 2-Series BIN Expansion Selectron will provide professional services to update the <i>VoiceUtility</i> IVR to be able to accept MasterCard credit cards that start with "2".	\$2,500
One-Time Discount on Support for MasterCard 2-Series BIN Expansion	(\$2,500)
Update Existing 8-Port CT ADE License Software & Key to Latest Version This upgrade is only free of charge if the existing 8-port CT ADE license key is sent back to Selectron after cutover to the new Production IVR (with new key). Otherwise, standard costs for a new license key will apply.	No Charge
Selectron-Provided Server (HP DL380 G9) with Windows 2012, R2 Operating System The latest available/approved server specs and OS version at the time of implementation will be provided by Selectron.	\$5,000
Professional Services for Production Server Setup & Configuration	\$5,500
Port Licensing for 8 Production IVR Voice Ports Assumes no changes to the existing Analog Dialogic Media Gateway integration. The existing HMP licenses and Analog Dialogic Media Gateway device will be re-hosted/re-used.	No Charge
Analog Faxing for Production IVR Assumes no changes to the existing analog faxing integration. Selectron will provide hardware/license, and the City will provide an analog fax line.	\$1,000
Decommission Existing Production <i>VoiceUtility</i> IVR Server In accordance with the Software License Agreement, the City agrees to decommission the existing Production <i>VoiceUtility</i> IVR after cutover to the new/upgraded Production <i>VoiceUtility</i> IVR. Selectron's Project Manager will work with the City on software deletion, and will need signoff for confirmation.	
Total Investment	\$11,500

Assumptions:

- Quote assumes no changes to the existing credit card payment gateway vendor (CyberSource).
- Quote assumes no changes to the existing Springbrook application database integration for **VoiceUtility**; Existing Host Interface Components Must Be Installed and Functioning Prior to Development.

SELECTRON PRODUCT AND SERVICE PRICING & PAYMENT INFORMATION

PAYMENT TERMS

Receipt of a Purchase Order by the Customer will constitute acceptance of the terms and conditions utilized in the Professional Services Agreement executed with the initial purchase of your interactive system.

Customer will be invoiced 45% of Total Investment amount upon receipt of a Purchase Order and 55% of Total Investment when the new/upgraded IVR is delivered and made available to customer for testing. Selectron Technologies expects payment to occur within 30 days of receipt of invoice unless otherwise agreed to in the contract or purchase order terms and conditions.

PREMIERPRO ON-GOING SUPPORT

An active Support and Maintenance Agreement and all applicable fees are required as qualification for the discounted pricing offered in this quote. Based upon evaluation of the items contained in this quote, Support and Maintenance fees will be adjusted accordingly upon the next renewal of the active Support and Maintenance Agreement.

This quote does not affect the City's existing Annual Support and Maintenance rate/schedule.

TAXES

Sales Tax or any other applicable taxes are **NOT** included in any of this proposal's pricing information. If taxes become applicable, these taxes will then need to be added to the proposed pricing.

VENDOR INFORMATION

Selectron Technologies, Inc.
12323 SW 66th Avenue,
Portland, OR 97223
Ph: 503.443.1400 Fax: 503.443.2052

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Water Department

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO SELECTRON TECHNOLOGIES, INC FOR THE INTERGRATED VOICE RESPONSE SECURITY MANDATED UPGRADES (\$11,500)

Kenneth Holcomb
DEPARTMENT MANAGER’S SIGNATURE

4/17/2017 11:40:23 AM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

4/19/2017 1:01:25 PM
DATE

Nita McKay
CITY CONTROLLER

4/18/2017 4:23:10 PM
DATE

Laurence Adams
CITY MANAGER

4/18/2017 3:53:49 PM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

April 25, 2017

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO SIGN THE PHA PLAN CERTIFICATIONS AND APPROVE THE SUBMISSION OF THE PUBLIC HOUSING AUTHORITY ANNUAL PLAN (2017)

SUMMARY

Staff recommends that the City Council authorize the City Manager to sign the PHA Plan Certifications and adopt a resolution approving submission of the Annual 2017 Public Housing Agency (PHA) Plan.

BACKGROUND

As required by Section 511 of the Quality Housing Work Responsibility Act of 1988, staff has prepared the Annual Plan for Fiscal Year 2017 for submittal to the Department of Housing and Urban Development (HUD).

The PHA Plans advise the HUD, Section 8 participants and other members of the public about the PHA's mission, goals and objectives policies, programs, operations for serving the needs of low-income and very low-income families, and the PHA's strategies for addressing those needs. The Annual PHA Plan provides details about the PHA's immediate operations, programs and services and notifies HUD of changes made that were not included in the Five Year Plan. The Annual Plan informs HUD, residents and the public of the PHA's mission for servicing the needs of low income and very low income families and the PHA strategy for addressing those needs.

STATEMENT OF THE ISSUE

Federal regulations require that a Resident Advisory Board (RAB) participated in the planning process and assisted and make recommendations regarding the PHA Plan. The RAB met on March 16, 2017. PHA's are required to consider the RAB's recommendations to the Plan, but are not required to agree with them. The RAB was asked to submit recommendations and comments regarding the

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Staff Report – Resolution Authorizing Approval of the Housing Authority
2017 Annual PHA Plan
Page 2

draft PHA Plan. The RAB reviewed the PHA Plan but there were no recommendations made by the RAB on the PHA Plan.

PHA's are required to conduct a Public Hearing. A Joint Public Hearing will be conducted at the April 25, 2017, City Council meeting. HUD regulations require approval of the Plans by the UCDC. The draft Plan has been made available for review at the City's Clerk's Office and the Local Housing Authority. The City is required to consider written comments, as well as those comments made at the Public Hearing.

The PHA's goals and objectives are identified on page one of the PHA Plan. The primary goal of the program is to assist as many households as possible with the funding provided.

ALTERNATIVE

Do not approve one or both of the PHA Plans and direct staff on how to proceed.

FISCAL IMPACT

There is no fiscal impact on the General Fund of the adoption of the Housing Authority's PHA Annual Plan. The Housing Authority is funded exclusively with federal resources provided by HUD.

RECOMMENDATION

It is recommended that the City Council approve the Annual Plan as presented, authorize the City Manager to sign the PHA Plan Certifications of Compliance with PHA Plans and Related Regulations (HUD-5077), and instruct staff to submit the PHA 2017 Annual Plan to HUD for approval.

DELMONSHA GREEN
HOUSING DIRECTOR

APPROVED FOR FORWARDING:

CECIL W. RHAMBO, JR.
CITY MANAGER

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO SIGN THE PHA PLAN
CERTIFICATIONS AND APPROVE THE SUBMISSION OF THE PUBLIC HOUSING
AUTHORITY ANNUAL PLAN (2017)**

WHEREAS, the U.S. Department of Housing and Urban Development requires the development, adoption and implementation of a Public Housing Authority (PHA) Annual Plan; and

WHEREAS, the City Council conducted a joint public hearing with the Urban Community Development Commission, acting as the Compton Local Housing Authority on April 25, 2017, in compliance with requirements of the U.S. Department of Housing and Urban Development; and

WHEREAS, it is one of the City of Compton’s top priorities to effectively and efficiently operate the Compton Local Housing Authority pursuant to all federal and local rules.

**NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF COMPTON
HEREBY RESOLVES AS FOLLOWS:**

Section 1. That the City Council does hereby approve and authorize the submission of the Public Housing Agency Annual Plan for 2017.

Section 2. That the City Manager, on advice and approval of the City Attorney is hereby authorized to execute and deliver any and all documents in connection with the 2017 Annual PHA Plan.

Section 3. That a certified copy of this Resolution shall be transmitted to the U.S. Department of Housing and Urban Development.

Section 4. That a copy of this Resolution shall be filed in the offices of the City Manager, City Controller, the Compton Local Housing Authority and City Clerk.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this ____ day of _____, 2017.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNCIL OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the Commissioners, signed by the Mayor and attested by the Clerk at the regular meeting thereof on the _____ day of _____, 2017.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

CLERK OF THE CITY OF COMPTON

HOUSING AUTHORITY OF THE CITY OF COMPTON

PUBLIC HOUSING AGENCY PLAN (PHA)

Annual Plan for Fiscal Year 2017



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PHA Name: City of Compton Housing Authority
Annual Plan for Fiscal Year 2016
HA Code: CA071



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Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	PHA Name: <u>Compton Housing Authority</u> PHA Code: <u>CA071</u> PHA Type: ☐ Small ☒ High Performer PHA Plan for Fiscal Year Beginning: <u>07/2017</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) <u>803</u> Total Combined _____ PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. Compton Housing Authority posted the Annual PHA Plan, and plan elements on the City website at www.comptoncity.org. Plans are also located at:

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Compton Housing Authority Main Office
 700 North Bullis Road
 Compton, CA 90221

Main Administrative Office of the Local Government
 City of Compton Clerk's Office
 205 South Willowbrook Avenue
 Compton, CA 90220

The Compton Housing Authority provides the PHA Plan to each of its Commissioners and Residency Advisory Board members.

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below) **NOT APPLICABLE**

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs.
- ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- ☐ ☒ Financial Resources.
- ☒ ☐ Rent Determination.
- ☐ ☒ Homeownership Programs.
- ☐ ☐ Safety and Crime Prevention.
- ☐ ☒ Pet Policy.
- ☐ ☒ Substantial Deviation.
- ☐ ☒ Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

(c) If the PHA answered yes for any element, describe the revisions for each element below: **SEE ATTACHED**

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- ☐ ☒ Hope VI or Choice Neighborhoods.
☐ ☒ Mixed Finance Modernization or Development.
☐ ☒ Demolition and/or Disposition.
☐ ☒ Conversion of Public Housing to Tenant Based Assistance.
☐ ☒ Conversion of Public Housing to Project-Based Assistance under RAD.
☐ ☒ Project Based Vouchers.
☐ ☒ Units with Approved Vacancies for Modernization.
☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

Goal 1: Increase and expand the Housing Authority's supply of assisted housing and provide more choices in housing:

Progress:

- The PHA has maintains a SEMAP rating of a High Performer for FY 2016 with an overall score of 97%
- The PHA continues to conduct outreach and build relations with other governmental agencies and non-profits to increase options for Housing Choice Vouchers participants.
- Housing and Urban Development (HUD) Voucher Management Review conducted January 31, 2017 through February 2, 2017. No findings
- The PHA Staff attended the following trainings in 2016 for the operations, maintenance and administration of assistant housing:
 - National Association of Redevelopment Housing Officials
 - Financial Management & Accounting Training
 - California Association of Housing Authorities
 - Housing Choice Voucher Training
 - Fair Housing and Reasonable Accommodation
 - Emergency Operations Center Training

Goal 2: Promote self-sufficiency of families and individuals:

Progress:

- The Housing Authority graduated five participants from the Family Self-Sufficiency Program with a total escrow amount of \$68,441.
Three participants graduated from a 4 year University
- All participants are maintaining full time employment and are no longer receiving any type of governmental assistance.

Goal 3: Ensure Equal Opportunity and further nondiscrimination in Housing.

Progress:

- The PHA continues to take affirmative measures to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex familial status, disability, sexual orientation, and gender identity.
- The PHA attended Fair Housing and Reasonable Accommodation workshops to ensure fair housing efforts continue to be implemented.
- Evaluated the new Affirmatively Further Fair Housing Rule to ensure compliance as of effective date.

Goal 4: Actively follow the Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA)

Progress:

- Continue collaboration between victim service providers and others to promote the safety and well-being of victims of domestic violence, dating violence, sexual assault and stalking for individuals that receive assistance from the PHA.
- The HCV program moved a family based on VAWA specific request.

New Goal: Strengthen Compton Communities:

- Awarded the Continuum of Care (CoC) Program Competition NOFA to service 50 homeless individuals

B.4	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☐ Audit Incomplete (b) If yes, please describe:
Other Document and/or Certification Requirements.	
C.1	Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan <u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. SEE ATTACHED
C.2	Civil Rights Certification. <u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. SEE ATTACHED
C.3	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☐ ☒ If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.4	Certification by State or Local Officials. <u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. SEE ATTACHED
D	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
D.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. N/A

Instructions for Preparation of Form HUD-50075-HP

Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

☒ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#) and 24 CFR §903.12(b)).

☐ **Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Hope VI.** **1)** A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

☐ **Mixed Finance Modernization or Development.** **1)** A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An

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analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.

Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan.

PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form 50075.2 approved by HUD on XX/XX/XXXX."

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

DRAFT

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning **2017**, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

COMPTON HOUSING AUTHORITY

PHA Name

CA071

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2017

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Title

Cecil W. Rhambo, Jr.

City Manager

Signature

Date

April 25, 2017

RESIDENT ADVISORY BOARD (RAB)

Meeting – March 16, 2017

The Resident Advisory Board as stated accepted the Public Housing Agency Annual Plan for Fiscal Year 2017, and approved submission by the Compton Housing Authority to the Department of Housing and Urban Development. There were no comments or challenged elements by any of the Resident Advisory Board.

Fred Hobbs

Chairperson, Resident Advisory Board

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Robert Delgadillo, the Director, Planning & Economic Development
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

COMPTON HOUSING AUTHORITY

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

City of Compton

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

Housing is available to all persons regardless of their race, ethnicity, or income. The City of

Compton supports statewide housing goals that call for equal housing access for all persons.

This policy is consistent with the Consolidated Plan and the AI.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Robert Delgadillo

Signature

Title

Senior Planner & Economic Development

Date

April 25, 2017

Cust Id: 314 Ad Id: 22452 Sch Id: 67487
Your Control #: PHA PLAN PUBLIC NOTICE

THE COMPTON BULLETIN
800 E. COMPTON BLVD.
COMPTON, CA 90221
310-635-6776

Page 1 of 1

VERNELL MCDANIEL
CITY OF COMPTON
CITY CLERKS OFFICE
205 S WILLOWBROOK AVENUE
COMPTON, CA 90220

Proof of Publication State of CA, County of LOS ANGELES

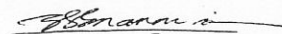
2015.5 C.C.P.

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the agent of the printer of The Bulletin, a newspaper of general circulation, published weekly in the City of Compton, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

03/01/17

I certify (or declare) under the penalty of perjury that the following is true and correct. Dated at Compton, CA on

Signature



03/21/2017

Public Notice
Notice of Public Hearing
Section 511 of the Quality Housing and Work Responsibility Act of 1998 requires that Public Housing Agencies (PHAs) prepare a FiveYear Plan and an Annual Plan. The purpose of these plans is to provide a comprehensive guide to PHA policies, programs, operations, and strategies for meeting local housing needs and goals.

Housing Authority of the City of Compton will be available for review and inspection between the hours of 7:00 a.m. – 6:00 p.m., Monday through Thursday at:

Local Housing Authority
y Clerk
700 North
Bullis Road 20
5 South Willowbrook Avenue
Compton, CA 90221
mpton, CA 90220

NOTICE IS HEREBY GIVEN THAT THE LOCAL HOUSING AUTHORITY OF THE CITY OF COMPTON will hold a public hearing regarding the 2017 fiscal year PHA Annual Plan in the COUNCIL CHAMBERS, 205 South Willowbrook Avenue, Compton, CA 5:35 P.M. on Tuesday, April 25, 2017.

HEARING DATE: Urban Community Development Commission Tuesday, April 25, 2017

LOCATION: Council Chambers 205 South Willowbrook Avenue Compton, CA 90220

THE PURPOSE OF THE HEARING is to provide citizens, public agencies and other interested parties an opportunity to provide to the Local Housing Authority of the City of Compton input on the Annual Public Housing Authority (PHA) Plan.

All written testimonies must be received no later than Wednesday, April 12, 2017 at 5:00 p.m. Any person or organization may file written testimony on the Annual Plan with the City Clerk's office located at 205 South Willowbrook Avenue, Compton, California.

ALL INTERESTED PARTIES are invited to attend said hearing and express opinions related to the Annual Plan.

The Plan for the Local

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

Section 511 of the Quality Housing and Work Responsibility Act of 1998 requires that Public Housing Agencies (PHAs) prepare a Five-Year Plan and an Annual Plan. The purpose of these plans is to provide a comprehensive guide to PHA policies, programs, operations, and strategies for meeting local housing needs and goals.

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The Plan for the Local Housing Authority of the City of Compton will be available for review and inspection between the hours of 7:00 a.m. — 6:00 p.m., Monday through Thursday at:

Local Housing Authority
700 North Bullis Road
Compton, CA 90221

City Clerk
205 South Willowbrook Avenue
Compton, CA 90220

HEARING DATE: Urban Community Development Commission
Tuesday, April 25, 2017

LOCATION: Council Chambers
205 South Willowbrook Avenue
Compton, CA 90220

All written testimonies must be received no later than Wednesday, April 12, 2017 at 5:00 p.m. Any person or organization may file written testimony on the Annual Plan with the City Clerk's office located at 205 South Willowbrook Avenue, Compton, California.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: **Housing Authority**

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO SIGN THE PHA PLAN CERTIFICATIONS AND APPROVE THE SUBMISSION OF THE PUBLIC HOUSING AUTHORITY ANNUAL PLAN (2017)

Delmonsha Green
DEPARTMENT MANAGER'S SIGNATURE

4/19/2017 11:35:56 AM
DATE

REVIEW / APPROVAL

Merle Greene
CITY ATTORNEY

4/20/2017 10:26:41 AM
DATE

Nita McKay
CITY CONTROLLER

4/20/2017 10:25:14 AM
DATE

Laurence Adams
CITY MANAGER

4/20/2017 8:09:33 AM
DATE

Use when:

Public Works: When contracting for Engineering Services.

City Attorney: When contracting for legal services; contracts that require City Attorney's review.

Controller/Budget Officer: Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.

Asst. City Manager/OAS: All personnel actions.

April 25, 2017

TO: MAYOR AND COUNCIL MEMBERS

**FROM: ROBERT DELGADILLO, INTERIM DIRECTOR
PLANNING AND ECONOMIC DEVELOPMENT**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON FINDING THE CITY TO BE IN CONFORMANCE WITH
THE CONGESTION MANAGEMENT PROGRAM (CMP) AND
ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN
ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION
65089**

SUMMARY

The City Council will consider a resolution finding the City to be in conformance with the Congestion Management Program (CMP) of the Los Angeles County Metropolitan Transportation Authority and will adopt the 2016 CMP Local Development Report. These findings and adoption of this resolution are made in accordance with California Government Code Section 65089.

BACKGROUND INFORMATION

Every urbanized county in California is required to develop a Congestion Management Program (CMP) to integrate land use, transportation and air quality decision making at the local and county level. The origin of this requirement was the passage of Proposition 111 in 1990 that mandated the development of a CMP for every urbanized California County, and required that the new gas tax funds authorized by Proposition 111 be used to reduce congestion and improve air quality. This requirement is codified under the California Government Code Section 65089. The Los Angeles County Metropolitan Transportation Authority (LACMTA) is responsible for administering the CMP in Los Angeles County. The CMP identifies the following goals: tracking and analyzing the performance of the regional highway and transit system; local analysis of impacts of local land use decisions on transportation systems; local implementation of Transportation Demand Management (TDM) Guidelines to ensure new development promotes the use of Transit and incorporates TDM best practices; and tracking new building development activity in Los Angeles County.

LACMTA requires that every City and the County prepare an annual Local Development Report (LDR) to meet the goal of tracking new building development activity. The City of Compton is required to annually prepare a LDR that identifies changes in development in the City, including new projects and demolitions and adopt a resolution that certifies that the City is in conformance with the Congestion Management Program. The reporting period for the 2016 LDR is from June 1, 2015, to May 31, 2016. During this reporting period, the Building and Safety Department issued permits for a total of 6 residential units and 3 permits for new commercial space over 25,000 square feet. A copy of the LDR and CMP Transportation Demand Management Ordinance is attached to this report.

#6.

The City continues to implement the Transportation Demand Management Ordinance (TDM) and CEQA requirements by conducting land use analyses and environmental reviews for every project subject to the CMP and TDM.

LACMTA requires that the County and every City adopt a resolution on an annual basis that self-certifies that the jurisdiction is in conformance with the adopted CMP. The review of the LDR and adoption of a resolution that certifies CMP conformance has to occur at a noticed public hearing. CMP conformance is required to receive state gas tax (Section 2105) funds and other state and federal transportation funding. Copies of the report were made available to the public in the Public Works, City Manager, City Clerk, and Planning and Economic Development Departments.

STATEMENT OF THE ISSUE

Section 65089, et seq. of California Government Code (“Government Code”) requires Metro to develop and administer a CMP in Los Angeles County and to include every city in the County, including the City of Compton. If City Council determines that City is in conformance with the Congestion Management Plan, it may adopt a resolution with this finding. This resolution would then be sent to the LACMTA. The City Council could decide against adopting a resolution of conformance and a local development report as required by Metro, which would cause the City to lose eligibility for certain types of state and federal transportation funding.

Staff has determined that in accordance with Section 15378(b)(5) of the CEQA Guidelines, the proposed action of adopting the LDR and Resolution of Conformance is an administrative activity of the government and will not cause a physical change in the environment and therefore does not constitute a project and is not subject to the requirements of CEQA.

FINANCIAL IMPACT

Approval of the 2016 LDR and a resolution affirming the City’s conformance with the CMP will have a positive impact to the City’s General Fund.

RECOMMENDATIONS

Staff recommends that the City Council adopt the attached Local Development Report and attached Resolution finding the City to be in Conformance with the Los Angeles County Congestion Management Program.

**ROBERT DELGADILLO, INTERIM DIRECTOR
PLANNING AND ECONOMIC DEVELOPMENT**

APPROVED FOR FORWARDING:

**CECIL W. RHAMBO, JR.
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089

WHEREAS, CMP statute requires the Los Angeles County Metropolitan Transportation Authority (“LACMTA”), acting as the Congestion Management Agency for Los Angeles County, to annually determine that the County and cities within the County are conforming to all CMP requirements; and

WHEREAS, LACMTA requires submittal of the CMP Local Development Report by September 1 of each year; and

WHEREAS, the City Council of the City of Compton held a noticed public hearing on April 25, 2017.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON RESOLVES AS FOLLOWS:

Section 1. That the City of Compton has taken all of the following actions, and that the City of Compton is in conformance with all applicable requirements of the 2004 CMP adopted by the LACMTA Board on July 22, 2004.

- A. The City of Compton has locally adopted and continues to implement a Transportation Demand Management ordinance, consistent with the minimum requirements identified in the CMP Transportation Demand Management chapter.
- B. The City of Compton has locally adopted and continues to implement a land use analysis program, consistent with the minimum requirements identified in the CMP Land Use Analysis Program chapter.
- C. The City of Compton has adopted a Local Development Report, attached hereto and made a part hereof, consistent with the requirements identified in the 2004 CMP. This report balances traffic congestion impacts due to growth within the City with transportation improvements, and demonstrates that the City is meeting its responsibilities under the Countywide Deficiency Plan consistent with the LACMTA Board adopted 2003 Short Range Transportation Plan

Section 2. That the City Clerk of the City of Compton shall certify adoption of this resolution and shall be directed to cause a certified copy of this Resolution to be forwarded to the Los Angeles County Metropolitan Transportation Authority.

ADOPTED this ____ day of _____, 2017.

MAYOR OF THE CITY OF COMPTON

RESOLUTION NO. _____
Page 2

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2017.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

CITY CLERK OF THE CITY OF COMPTON

ENTER JURISDICTION NAME

Date Prepared: February 23, 2017

2016 CMP Local Development Report

Reporting Period: JUNE 1, 2015 - MAY 31, 2016

Contact: **ENTER NAME HERE**Phone Number: **ENTER PHONE NUMBER HERE****CONGESTION MANAGEMENT PROGRAM
FOR LOS ANGELES COUNTY****2015 DEFICIENCY PLAN SUMMARY**

*** IMPORTANT: All "#value!" cells on this page are automatically calculated.
Please do not enter data in these cells.**

DEVELOPMENT TOTALS**RESIDENTIAL DEVELOPMENT ACTIVITY****Dwelling Units**

Single Family Residential

4.00

Multi-Family Residential

2.00

Group Quarters

0.00

COMMERCIAL DEVELOPMENT ACTIVITY**1,000 Net Sq.Ft.²**

Commercial (less than 300,000 sq.ft.)

1.00

Commercial (300,000 sq.ft. or more)

2.00

Freestanding Eating & Drinking

0.00

NON-RETAIL DEVELOPMENT ACTIVITY**1,000 Net Sq.Ft.²**

Lodging

0.00

Industrial

986.30

Office (less than 50,000 sq.ft.)

0.00

Office (50,000-299,999 sq.ft.)

1.00

Office (300,000 sq.ft. or more)

0.00

Medical

0.00

Government

0.00

Institutional/Educational

0.00

University (# of students)

0.00

OTHER DEVELOPMENT ACTIVITY**Daily Trips****ENTER IF APPLICABLE**

0.00

ENTER IF APPLICABLE

0.00

EXEMPTED DEVELOPMENT TOTALS

Exempted Dwelling Units

0

Exempted Non-residential sq. ft. (in 1,000s)

0

#6.

CITY OF COMPTON

Date Prepared: April 3, 2017

2014 CMP Local Development Report**Reporting Period: JUNE 1, 2015 - MAY 31, 2016**

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 1: NEW DEVELOPMENT ACTIVITY**RESIDENTIAL DEVELOPMENT ACTIVITY**

Category	Dwelling Units
Single Family Residential	4.00
Multi-Family Residential	2.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	1.00
Commercial (300,000 sq.ft. or more)	2.00
Freestanding Eating & Drinking	0.00

NON-RETAIL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Lodging	0.00
Industrial	986.30
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	1.00
Office (300,000 sq.ft. or more)	0.00
Medical	0.00
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY

Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)
ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

ENTER JURISDICTION NAME

Date Prepared: April 3, 2017

2016 CMP Local Development Report

Reporting Period: JUNE 1, 2015 - MAY 31, 2016

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 2: NEW DEVELOPMENT ADJUSTMENTS

IMPORTANT: Adjustments may be claimed only for 1) development permits that were both issued and revoked, expired or withdrawn during the reporting period, and 2) demolition of any structure with the reporting period.

RESIDENTIAL DEVELOPMENT ADJUSTMENTS

Category	Dwelling Units
Single Family Residential	4.00
Multi-Family Residential	2.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	1.00
Commercial (300,000 sq.ft. or more)	2.00
Freestanding Eating & Drinking	0.00

NON-RETAIL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Lodging	0.00
Industrial	986.30
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	1.00
Office (300,000 sq.ft. or more)	0.00
Medical	0.00
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY

Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)
ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

ENTER JURISDICTION NAME

Date Prepared: February 23, 2017

2016 CMP Local Development Report

Reporting Period: JUNE 1, 2015 - MAY 31, 2016

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 3: EXEMPTED DEVELOPMENT ACTIVITY**(NOT INCLUDED IN NEW DEVELOPMENT ACTIVITY TOTALS)**

Low/Very Low Income Housing	0	Dwelling Units
High Density Residential Near Rail Stations	0	Dwelling Units
Mixed Use Developments Near Rail Stations	0	1,000 Gross Square Feet
	0	Dwelling Units
Development Agreements Entered into Prior to July 10, 1989	0	1,000 Gross Square Feet
	0	Dwelling Units
Reconstruction of Buildings Damaged due to "calamity"	0	1,000 Gross Square Feet
	0	Dwelling Units
Reconstruction of Buildings Damaged in Jan. 1994 Earthquake	0	1,000 Gross Square Feet
	0	Dwelling Units
Total Dwelling Units	0	
Total Non-residential sq. ft. (in 1,000s)	0	

Page 4

Exempted Development Definitions:

1. Low/Very Low Income Housing: As defined by the California Department of Housing and Community Development as follows:
 - Low-Income: equal to or less than 80% of the County median income, with adjustments for family size.
 - Very Low-Income: equal to or less than 50% of the County median income, with adjustments for family size.
2. High Density Residential Near Rail Stations: Development located within 1/4 mile of a fixed rail passenger station and that is equal to or greater than 120 percent of the maximum residential density allowed under the local general plan and zoning ordinance. A project providing a minimum of 75 dwelling units per acre is automatically considered high density.
3. Mixed Uses Near Rail Stations: Mixed-use development located within 1/4 mile of a fixed rail passenger station, if more than half of the land area, or floor area, of the mixed use development is used for high density residential housing.
4. Development Agreements: Projects that entered into a development agreement (as specified under Section 65864 of the California Government Code) with a local jurisdiction prior to July 10, 1989.
5. Reconstruction or replacement of any residential or non-residential structure which is damaged or destroyed, to the extent of > or = to 50% of its reasonable value, by fire, flood, earthquake or other similar calamity.
6. Any project of a federal, state or county agency that is exempt from local jurisdiction zoning regulations and where the local jurisdiction is precluded from exercising any approval/disapproval authority. These locally precluded projects do not have to be reported in the LDR.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Planning

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089

Robert Delgadillo
DEPARTMENT MANAGER’S SIGNATURE

4/3/2017 10:09:45 AM
DATE

REVIEW / APPROVAL

Merle Greene
CITY ATTORNEY

4/20/2017 10:03:14 AM
DATE

Nita McKay
CITY CONTROLLER

4/12/2017 6:36:50 PM
DATE

Cecil Rhambo
CITY MANAGER

4/6/2017 8:28:53 AM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

APRIL 25, 2017

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: ROBERT DELGADILLO, (INTERIM) DIRECTOR
PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON TO APPROVE TENTATIVE TRACT MAP NO. 73949 -
A REQUEST BY LA LAND TRANS4MATIONS, LLC
(APPLICANT) TO DEVELOP A 6-UNIT DETACHED, PLANNED
RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT
809 E. PINE STREET IN THE CITY OF COMPTON**

SUMMARY

The City Council will conduct a public hearing to either approve or deny Tentative Tract Map (TTM) No. 73949. The TTM entitlement is part of a multi-application project by La Land Trans4mations, LLC (Applicant) who seeks to develop a 6-unit detached, planned residential condominium development located at 809 E. Pine Street in the City of Compton ("Project").

BACKGROUND

On Wednesday, February 8, 2017, the Planning Commission concluded a public hearing on a proposal by LA Land Trans4mations, LLC to consider a request to develop a 6-unit detached, planned residential condominium development located at 809 E. Pine Street in the City of Compton. After concluding the hearing, the Planning Commission approved Conditional Use Permit (CUP) Case No. 2765 and recommended approval to the City Council of Tentative Tract Map (TTM) No. 73949.

The applicant proposes to construct 6 detached townhouse style condominiums within a gated half acre site. The development will be fully enclosed with 7 foot high masonry wall along the side and rear property line and a 6 foot high wrought iron fence/gate with decorative columns with caps. There's one 25 foot vehicle ingress/egress to the development from Pine Street. The vehicle gate will be remote operated. There's also a separate pedestrian gate accessible from Pine Street. Four (4) guest parking stalls are provided at the rear of the property with a hammerhead for vehicle turnaround.

All six (6) units are 'townhome style' design in that all units are detached, freestanding and have interior privacy fencing between the units providing each unit with 550 square feet of private yard. All six units have the exact same floor plan which consists of a foyer, living room, dining area, kitchen, bathrooms, bedrooms, in-unit laundry facilities, master bedroom deck and an attached 2-car garage. The units are 1,626 square feet in size with 4 bedrooms and 2 ½ baths.

The proposed development has a contemporary Spanish architectural design. The design concept is three color paint schemes and exterior surface materials such as

#7.

Staff Report – To Approve or Deny Tentative Tract Map No. 73949 By La Land Trans4mations, LLC Page 2 of 3

concrete Spanish roof tiles, smooth sand finish stucco, decorative stone/brick veneer, decorative brackets and molding, siding, stucco columns with decorative base, wrought iron deck surround, decorative window and door trim, etc.

The development as proposed fully complies with all development standards. The Code requires that setbacks, wall/fence heights, landscaping, private open space, private storage areas shall be establish via conditions of approval as permitted by the Planned Development zone.

The City's internal departments (i.e. Building & Safety, Fire, Planning, Public Works, Water, Sheriff's, etc.), which also serve as the Site and Subdivision Committee, have formally reviewed the project in its entirety and have no objections with the project subject to the incorporation of the conditions of approval.

STATEMENT OF THE ISSUE

The subject site is a 21,780 square foot (.5 acre) rectangular-shaped parcel of land located on the north side of E. Pine Street between Santa Fe Ave. and Alhambra Street. The property is currently vacant but was previously developed with multi-family residential units.

To facilitate the project, LA Land Trans4mations, LLC applied for following entitlements:

1. **Conditional Use Permit Case No. 2765** (Approved) to allow the development of a planned condominium project and
2. **Tentative Tract Map No. 73949** (Pending) to create a condominium map.

Tentative Tract Map

The Tract Map is required in order to facilitate the creation of condominiums and allow the units to be sold individually. Tentative Tract Map No. 7349 would create, one, 21,780 square foot lot with airspace rights for 6 dwelling units.

Environmental Review

The project is Categorically Exempt in accordance with Section 15332 of the State CEQA Guidelines (Class 32 – Infill Development). The scope of this project falls within the parameters set for a Class 32 exemption which allows for developments that a) comply with the general plan land use and applicable zoning designation, b) the site is no larger than 5 acres surrounded by urban uses located within City limits, c) the subject site must not have any value as habitat for endangered, rare or threatened species, d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and d) the site can be adequately served by all required utilities and public services. Therefore, no further environmental review is required.

**Staff Report – To Approve or Deny Tentative Tract
Map No. 73949 By La Land Trans4mations, LLC
Page 3 of 3**

NOTICING

In accordance with both State and Municipal Code requirements, a City Council public hearing was advertised on the April 12, 2017 and April 19, 2017 Compton Bulletin newspaper. Additionally, City Council public hearing notices were mailed to both owners and occupants located within 500 feet of the subject site, utility/service providers, the applicant/developer and all persons who appeared before the Planning Commission that fully completed a Planning Commission speaker form in connection to this item. Lastly, legal notice has been provided in accordance with Section 65352 of the California Government Code.

FINANCIAL IMPACT

None.

RECOMMENDATION (ACTION ITEM)

Staff recommends that City Council approve Tentative Tract Map No. 73949.

**ROBERT DELGADILLO, INTERIM DIRECTOR
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**

APPROVED FOR FORWARDING:

**CECIL W. RHAMBO JR.
CITY MANAGER**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
TO APPROVE TENTATIVE TRACT MAP NO. 73949 - A REQUEST BY
LA LAND TRANS4MATIONS, LLC (APPLICANT) TO DEVELOP A 6-
UNIT DETACHED, PLANNED RESIDENTIAL CONDOMINIUM
DEVELOPMENT LOCATED AT 809 E. PINE STREET IN THE CITY OF
COMPTON**

WHEREAS, on February 8, 2017, the Planning Commission conducted a noticed public hearing for LA Land Trans4mations, LLC (“Applicant”) to develop a 6-unit detached, planned condominium development located at 809 E. Pine Street in the City of Compton (“Project”); and

WHEREAS, LA Land Trans4mations, LLC has made an application for subdivision to create a condominium map for property located at **809 E. Pine Street**, Compton, California and legally described as follows:

**LOT 12, BLOCK 12, BELLE VERNON ACRES, IN THE CITY OF
COMPTON, COUNTY OF LOS ANGELES, CALIFORNIA AS PER MAP
RECORDED IN BOOK 9, PAGE(S) 196, OF MAPS IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.**

WHEREAS, the Tentative Tract Map was processed in accordance with Chapter 28 of the Compton Municipal Code (C.M.C.) and the State of California Subdivision Map Act; and

WHEREAS, Tentative Tract Map No. 73949 complies with the State Seismic Hazards Mapping Act (SHMA) of 1999; and

WHEREAS, in accordance with Section 15332 of the State California Environmental Quality Act (CEQA) Guidelines the project is Categorically Exempt (Class 32 – Infill Development) from any further CEQA review; and

WHEREAS, this case was also properly noticed in accordance with California Government Code 65090 and 65091; and

WHEREAS, the Planning Commission public hearing notices were sent to both owners and occupants located within five hundred (500) feet of the subject property; and

WHEREAS, the Planning Commission public hearing notice was advertised and published in the local Compton Bulletin newspaper, City’s website, Compton Library and City’s bulletin board; and

WHEREAS, a Planning Commission public hearing on said request to subdivide the subject property to create condominiums was held before the Planning Commission on February 8, 2017; and

WHEREAS, the Planning Commission, being fully informed, recommended approval of the Tentative Tract Map No. 73949 to the City Council; and

WHEREAS, City Council public hearing notices were sent to both owners and occupants located within five hundred (500) feet of the subject property; and

WHEREAS, the City Council public hearing notice was also advertised and published in the local Compton Bulletin newspaper on April 12, 2017 and April 19, 2017; and

WHEREAS, a public hearing on said request to subdivide the subject property to create condominiums was held before the City Council on April 25, 2017; and

WHEREAS, in accordance with Section 15332 of the State California Environmental Quality Act (CEQA) Guidelines the project is Categorically Exempt (Class 32 – Infill Development) from any further CEQA review; and

WHEREAS, the City Council considered all the information presented pertaining to Tentative Tract Map No. 73949; and

WHEREAS, the City Council being fully informed,

FINDS

- 1. That the proposed subdivision for condominium purposes will substantially comply with the existing General Plan land use designation and zoning classification with the implementation of the conditions of approval.
- 2. That the project conforms to the State Subdivision Map Act and the State Seismic Hazards Mapping Act (SHMA) of 1999 and Chapter 28 of the Compton Municipal Code.
- 3. That the proposed subdivision for condominium purposes is located on a site that is physically suitable for residential development and will provide greater housing opportunities.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON RESOLVES:

Section 1. That Tentative Tract Map No. 73949 - a request to create a condominium map for the property located at 809 E. Pine Street, Compton, California is approved subject to the following conditions:

CONDITIONS OF APPROVAL:

Tentative Tract Map No. 73949 Conditions of Approval:

- 1. All outstanding City liens and code violations must be abated prior to submitting for Building & Safety plan-check.
- 2. That prior to building permit issuance, a surety bond shall be posted with the City by the applicant and/or developer of the planned condominium development, in the amount as determined adequate by the Public Works Director and/or Fire Chief and/or Water Department Manager, for the purpose of assurance of maintenance of utilities, fire equipment, roadways and other portions of the development which impact the public health, safety and welfare. The bond must be maintained for the life of the planned condominium development. The cost of the bond shall be the responsibility of the applicant and/or developer until 75% of all units have been transferred to private ownership at which point the home owner’s association shall become responsible for maintenance of said bond.
- 3. The Conditions, Covenants and Restrictions (CC&R’s) must be reviewed and approved by the City of Compton Attorney’s Office prior to Final Map approval and prior to recordation of CC&R’s. The CC&R’s must also incorporate language as mandated by Section 30-18.5(e) of the Compton Municipal Code.
- 4. The required future Home Owner’s Association (HOA) shall always be under professional management.
- 5. That the tot lot shall be fenced in with a self latching gate.
- 6. That all second-story balcony surrounds shall be replaced with solid walls for screening purposes.

RESOLUTION NO. _____**Page 3**

7. That the applicant shall post a sign near the front entrance of the vehicular gate that states that guest parking stalls are located at the rear of the property.
8. That the applicant shall post a sign in the landscape planters next to each garage that states that parking and/or blocking garage doors or drive aisle is prohibited.
9. That in accordance with Section 28.4.23 of the Compton Municipal Code, fee in lieu of dedication of land, shall be allocated to the Department of Parks and Recreation in an amount equal to 5.3% of the fair market value of the land comprising the subdivision. That said fees shall be payable prior to issuance of certificate of occupancy for the units.
10. That the applicant and/or developer shall file with the City all deposits and bonds as the City Engineer and/or City Building Official determines as necessary to comply with Section 28-11 of the Compton Municipal Code.
11. That any required CC&R's for the subject subdivision shall be subject to review and approval by the City Attorney prior to approval of the Final Map.
12. That each unit shall have separate utility service individually metered (i.e. electric, water, gas, etc.).
13. That the applicant and/or developer shall replace and/or repair sidewalks, curbs, gutters or parkways located adjacent to the subject site along Pine Street, as required and directed by the Public Works Director.
14. That grading, drainage, and hydrology plans, as required by Public Works Department, shall be submitted to and approved by the City Engineer prior to submittal of Final Map.
15. That all utility lines (i.e. electric, street lighting, cable/satellite television, telephone, etc.) shall be placed underground.
16. That a plan for providing water service to the subdivision, including all necessary easements and meter locations, shall be submitted to and approved by the Public Works and Water Departments prior to submission of the Final Map. Water lines, including any required upgrades shall be built to City standards.
17. That a plan for providing sewer service to the subdivision including all necessary easements and sewer line upgrades, shall be submitted to and approved by the City Engineer and that the sewer lines, including upgrades shall be built to City standards.
18. Elevations of all bldg pad(s) shall be above the flood level per the current L.A. CO. Flood Control Districts requirements [LACFCD]. Submit Hydrology/Hydraulics Analysis in compliance with the L.A.C.F.C.D.'s requirements for review/approval by the City.
19. The proposed development shall comply with all applicable state or federal laws and regulations including but not limited to National Pollutant Discharge Elimination System NPDES [LID, SUSMP, etc] requirements.
20. That a plan for internal (common area) street lighting shall be submitted to and approved by the Building and Public Works Departments prior to approval of the Final Map by the City Engineer. The lighting plan shall include provisions for maintenance and payment of lighting fees shall be included in the projects CC&R's.
21. That prior to Final Map approval, the final site and circulation plan must be reviewed and approved by the City of Compton Fire Department to ensure the development conforms with the following but not limited to: fire hydrants, fire lanes, development access points, etc.
22. That the number, spacing, and location of all required fire hydrants shall be reviewed and approved by the Fire and Water Departments
23. That Tentative Tract Map No. 73949 shall expire 24 months after City Council approval except as provided under the provisions of California Government Code Section 66452.6. The subdivision proposed by Tentative Tract Map No. 73949 shall not be effective until such time that a final map is recorded.
24. That preparation and recordation of the Final Map shall meet all requirements of the Subdivision Map Act and Chapter 28 inclusive of the Compton Municipal Code.

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25. That the Final Map shall be approved by City Council and recorded prior to issuance of a Building permits.
26. That a copy of the Final Map and copies of all improvement plans shall be submitted to the Planning Department and Public Works Department for inclusion in project files prior to approval of the Final Map by the City Engineer.

Standard Conditions of Approval:

27. That the property shall be developed substantially in accordance with the approved site plan, floor plans, elevations, improvement plans and other documents for Tentative Tract Map No. 73949, unless otherwise modified by the Planning & Economic Development Department. Substantial changes/modifications shall be referred back to Planning Commission and City Council for review and determination.
28. That construction and property development shall comply with all applicable Federal, State, County, Local Codes, including but not limited to the Compton Municipal Codes, Building Codes, Fire Codes, Housing Codes, Zoning Codes, etc.
29. That a copy of these conditions of approval shall be attached to the plan-check set of plans submitted to the Building Department for plan check as a detail sheet.
30. That the applicant or property owner shall be responsible for maintenance of the property in accordance with all applicable local ordinances.
31. That all building pad elevations shall be above the flood level per current LA County Flood Control District's requirements. Submit Hydrology/hydraulics analysis in compliance with L.A.C.F.C.D.'s requirements for review and approval by the City.
32. The proposed development shall comply with all applicable state or federal laws and regulations including but not limited to National Pollutant Discharge Elimination System (NPDES, LID, SWPPP, SUSMP, etc.) requirements.
33. If required by the Fire Department, a California licensed Professional Engineer must prepare a water pressure analysis for the project and shall be submitted for review and approval by the City Public Works/Water Department.
34. Prior to the issuance of the certificate of occupancy, the applicant and/or developer must implement all Fire Department requirements, which may include, but are not limited to, emergency access, parking prohibitions, fire sprinklers, knox-box or key, on-site fire hydrants, fire escapes, fire alarms etc.
35. That all emergency and fire access points and fire lanes shall be maintained free of obstructions at all times.
36. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates, as approved by the Fire Department.
37. That the applicant, property manager/HOA, or other responsible party shall be required to implement graffiti removal within three (3) days of notification by the City.
38. That the interior and exterior of the property shall be maintained free of trash and debris, and that suitable trash bins shall be maintained on site throughout the construction period.
39. That all conditions of this approval shall be recorded so that future owners/operators will be informed of rights and restrictions placed on the property while this approval is in force.

Section 2. That a copy of this Resolution shall be filed in the Offices of the City Clerk, City Manager, City Attorney and the Planning and Economic Development Department.

Section 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

RESOLUTION NO. _____
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ADOPTED this _____ day of _____, 2017.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2017.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS–
NOES: COUNCIL MEMBERS–
ABSENT: COUNCIL MEMBERS–
ABSTAIN: COUNCIL MEMBERS–

CITY CLERK OF THE CITY OF COMPTON

**RESOLUTION NO. 3978
(CONDITIONAL USE PERMIT CASE NO. 2765)
(TENTATIVE TRACT MAP NO. 73949)**

A RESOLUTION OF THE CITY OF COMPTON PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT CASE NO. 2765 AND RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP NO. 73949 TO THE CITY OF COMPTON CITY COUNCIL, A REQUEST TO DEVELOP A SIX (6)-UNIT, PLANNED CONDOMINIUM DEVELOPMENT LOCATED AT 809 E. PINE STREET, COMPTON

WHEREAS, LA Land Trans4mations, LLC has made application for a conditional use permit and tentative tract map in accordance with Sections 30-18, 30-26 and Chapter 28 of the Compton Municipal Code, a request to develop a six (6)-unit, planned condominium development located on the certain real property situated in the City of Compton, legally described as follows:

LOT 12, BLOCK 12, BELLE VERNON ACRES, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, CALIFORNIA AS PER MAP RECORDED IN BOOK 9, PAGE(S) 196, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

located at **809 E. Pine Street**, Compton, California; and

WHEREAS, the conditional use permit was processed in accordance with Sections 30-18 and 30-26 of the Compton Municipal Code (C.M.C.); and

WHEREAS, the Tentative Tract Map was processed in accordance with Chapter 28 of the Compton Municipal Code (C.M.C.) and the State of California Subdivision Map Act; and

WHEREAS, in accordance with Section 15332 of the State California Environmental Quality Act (CEQA) Guidelines the project is Categorically Exempt (Class 32 – Infill Development) from any further CEQA review; and

WHEREAS, public hearing notices were mailed out to both owners and occupants located within 500 feet of the subject property on January 26, 2017; and

WHEREAS, this case was also properly noticed in accordance with California Government Code 65090 and 65091; and

WHEREAS, the public hearing notice was also advertised and published in the local Compton Bulletin newspaper, City's website, Compton Library and City's bulletin board; and

WHEREAS, a public hearing upon said request for a conditional use permit and tentative tract map was held before the Planning Commission on February 8, 2017; and

WHEREAS, evidence was heard from all persons interested in effecting said conditional use permit and tentative tract map and all persons protesting same, and the Planning Commission being fully informed,

FINDS

(Conditional Use Permit No. 2765)

1. That the proposed 6-unit detached, planned condominium development will be comply with all applicable provisions of the Zoning Ordinance with implementation of the conditions of approval.
2. That the proposed 6-unit detached, planned condominium development will not be detrimental to the public welfare or the surrounding area with the implementation of all the conditions of approval.

3. That the proposed 6-unit detached, planned condominium development will be substantially in conformance with the goals and objectives of the General Plan and compatible with the existing patterns and development in the surrounding area in that the density of the project as proposed is well below the maximum allowed by both the zoning and general plan which designates surrounding area for multi-family dwellings. Additionally, the project will provide greater housing opportunities and will further the City's goal of upgrading its new housing stock to attract move-up buyers as well as provide opportunities for first-time homebuyers.

FINDS

(Tentative Tract Map No. 73949)

1. That the proposed subdivision for condominium purposes will substantially comply with the existing General Plan land use designation and zoning classification with the implementation of the conditions of approval.
2. That the project conforms to the State Subdivision Map Act and the State Seismic Hazards Mapping Act (SHMA) of 1999 and Chapter 28 of the Compton Municipal Code.
3. That the proposed subdivision for condominium purposes is located on a site that is physically suitable for residential development and will provide greater housing opportunities.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COMPTON RESOLVES:

Section 1. Approves Conditional Use Permit Case No. 2765 and recommends approval, to City of Compton City Council, of Tentative Tract Map No. 73949, a request to develop a six (6)-unit, planned condominium development located at 809 E. Pine Street, Compton, subject to the following conditions;

Project Specific Conditions of Approval:

1. That the proposed development shall be contingent on approval of Conditional Use Permit Case No. 2765 and approval and recordation of Tract Map No. 73949.
2. All outstanding City liens and code violations must be abated prior to submitting for Building & Safety plan-check.
3. That prior to building permit issuance, a surety bond shall be posted with the City by the applicant and/or developer of the planned condominium development, in the amount as determined adequate by the Public Works Director and/or Fire Chief and/or Water Department Manager, for the purpose of assurance of maintenance of utilities, fire equipment, roadways and other portions of the development which impact the public health, safety and welfare. The bond must be maintained for the life of the planned condominium development. The cost of the bond shall be the responsibility of the applicant and/or developer until 75% of all units have been transferred to private ownership at which point the home owner's association shall become responsible for maintenance of said bond.
4. The Conditions, Covenants and Restrictions (CC&R's) must be reviewed and approved by the City of Compton Attorney's Office prior to Final Map approval and prior to recordation of CC&R's. The CC&R's must also incorporate language as mandated by Section 30-18.5(e) of the Compton Municipal Code.
5. The future Home Owner's Association (HOA) shall be under professional management.
6. Per Section 30-18.4 of the Compton Municipal Code, the following shall be site specific development standards for the project site:
 - a. The minimum lot size shall be 21,780 square feet.
 - b. The minimum lot width shall be 72'-6".
 - c. The minimum lot depth shall be 300'-0".
 - d. Yard designation shall be as follows:
 - i. Frontage along Pine St. shall be considered the Front of the development
 - ii. The west property line shall be considered a Side of the development;

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Conditional Use Permit No. 2765
Tentative Tract Map No. 73949
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- iii. The east property line shall be considered a Side of the development; and
 - iv. The north property line shall be considered the Rear of the development.
 - e. The following will be the minimum building setbacks from property lines:
 - i. Front property line - 15'-0";
 - ii. East property line - 5'-0";
 - iii. West property line - 26'-0"; and
 - iv. North property line - 67'-0".
 - f. There shall be a maximum of 6 dwelling units.
 - g. The minimum private open space shall be 550 square feet.
 - h. Additions to units shall be prohibited.
 - i. The minimum side and rear perimeter fence height shall be 7 feet high and constructed from masonry walls with a decorative cap and 6 foot high wrought iron fence with decorative columns and cap and a remote operated gate with the front yard.
 - j. The minimum internal privacy fence height shall be 7 feet high and constructed from either synthetic or cedar fencing material.
 - k. Each dwelling unit shall be provided with a 400 square foot minimum, attached 2-car garage.
 - l. A minimum of four (4), 9'x20', surface, guest parking stalls shall be provided.
 - m. Each dwelling unit shall be provided a minimum of 200 cubic feet of private storage, enclosed, weatherproof and lockable storage space.
 - n. That the following amenity shall be provided for the life of this development:
 - i. Tot lot with play equipment;
 - o. The developer and/or Home Owner Association (HOA) shall be responsible for landscaping, irrigating and maintaining all common landscape areas within the development and site's adjacent City parkway.
 - p. Recreational vehicle parking shall be prohibited within the planned condominium development.
7. That precise plans and details for the following items shall be subject to design review and must be approved by the Planning & Economic Development Department (PEDD) prior to Building & Safety plan-check:
- a. Tot lot play equipment;
 - b. Tot lot fencing;
 - c. Outside storage;
 - d. Signage;
 - e. Balcony surround;
 - f. Landscape and irrigation; and
 - g. Exterior lighting.
8. That each unit shall have separate utility service individually metered (i.e. electric, water, gas, etc.).
9. That the applicant and/or developer shall incorporate sound attenuating building materials to all residential units (i.e. sound dampening insulation, all windows shall be fitted with acoustic-rated window assemblies having a sound transmission class (STC) rating of not less than 35, solid-core exterior doors that are well sealed with weather-stripping, etc.).
10. All units shall be equipped with forced air ventilation, heating and cooling so that windows may remain closed to reduce exterior noise levels within the units.
11. That the applicant and/or developer shall install roll-up garage door with remote openers.
12. That the applicant and/or developer shall install remote operated, automatic vehicle gate.
13. All dwelling units shall be prewired for both internet and satellite/cable television.
14. That it is the developer's and/or HOA's responsibility to maintain all common area lighting in good working order at all times.
15. All dwelling units must be fire sprinkler.
16. Developer is responsible for paying all Fire Department related "operational and construction" permits.

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Conditional Use Permit No. 2765
Tentative Tract Map No. 73949
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17. All fire protection requirements will have to be met base on the 2013 California Fire Code & NFPA standards.
18. The developer must fully comply with SCAQMD Rule 403 - Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to the following practices:
 - All unpaved demolition and construction areas will be wetted at least three times daily during excavation and construction and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District 403. Wetting could reduce fugitive dust by as much as 61 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, ad at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
19. The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety of the City of Compton.
20. The Project shall comply with the conditions contained within the Geotechnical Investigation for the Proposed Project, as it may be subsequently amended or modified by the Department of Building and Safety of the City of Compton.
21. Prior to the commencement of project construction, a Stormwater Pollution Prevention Plan per requirements of the National Pollutant Discharge Elimination System Construction General Permit shall be prepared and submitted to the City of Compton for review and approval. A copy of the Storm Water Pollution Prevention Plan shall be available at the construction site and shall be implemented at all times on the construction site. The Storm Water Pollution Prevention Plan shall outline the source control and/or treatment control Best Management Practices to avoid or mitigate runoff pollutants at the construction site to the maximum extent practicable.
22. A construction site notice shall be provided that includes the job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.
23. Prior to the issuance of building permits for the proposed project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the City's Fire Department to ensure conformity with their fire prevention and operational requirements.
24. Prior to the issuance of building permits for the proposed project, the Project Applicant shall provide verification that the project meets all fire flow requirements determined by the Fire Department.
25. That the tot lot shall be fenced in with a self latching gate.
26. That all second-story balcony surrounds shall be replaced with solid walls for screening purposes.
27. Post a sign near the front entrance of the vehicular gate that states that guest parking stalls are located at the rear of the property.
28. Post a sign in the landscape planters next to each garage that states that parking and/or blocking garage doors or drive aisle is prohibited.

Tentative Tract Map No. 73949 Conditions of Approval:

29. That Tentative Tract Map No. 73949 shall be contingent on approval of Conditional Use Permit Case No. 2765.

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Conditional Use Permit No. 2765
Tentative Tract Map No. 73949
Page 5 of 6

30. That in accordance with Section 28.4.23 of the Compton Municipal Code, fee in lieu of dedication of land, shall be allocated to the Department of Parks and Recreation in an amount equal to 5.3% of the fair market value of the land comprising the subdivision. That said fees shall be payable prior to issuance of certificate of occupancy for the units.
31. That the applicant and/or developer shall file with the City all deposits and bonds as the City Engineer and/or City Building Official determines as necessary to comply with Section 28-11 of the Compton Municipal Code.
32. That any required CC&R's for the subject subdivision shall be subject to review and approval by the City Attorney prior to approval of the Final Map.
33. That each unit shall have separate utility service individually metered (i.e. electric, water, gas, etc.).
34. That the applicant and/or developer shall replace and/or repair sidewalks, curbs, gutters or parkways located adjacent to the subject site along Pine Street, as required and directed by the Public Works Director.
35. That grading, drainage, and hydrology plans, as required by Public Works Department, shall be submitted to and approved by the City Engineer prior to submittal of Final Map.
36. That all utility lines (i.e. electric, street lighting, cable/satellite television, telephone, etc.) shall be placed underground.
37. That a plan for providing water service to the subdivision, including all necessary easements and meter locations, shall be submitted to and approved by the Public Works and Water Departments prior to submission of the Final Map. Water lines, including any required upgrades shall be built to City standards.
38. That a plan for providing sewer service to the subdivision including all necessary easements and sewer line upgrades, shall be submitted to and approved by the City Engineer and that the sewer lines, including upgrades shall be built to City standards.
39. Elevations of all bldg pad(s) shall be above the flood level per the current L.A. CO. Flood Control Districts requirements [LACFCD]. Submit Hydrology/Hydraulics Analysis in compliance with the L.A.C.F.C.D.'s requirements for review/approval by the City.
40. The proposed development shall comply with all applicable state or federal laws and regulations including but not limited to National Pollutant Discharge Elimination System NPDES [LID, SUSMP, etc] requirements.
41. That a plan for internal (common area) street lighting shall be submitted to and approved by the Building and Public Works Departments prior to approval of the Final Map by the City Engineer. The lighting plan shall include provisions for maintenance and payment of lighting fees shall be included in the projects CC&R's.
42. That prior to Final Map approval, the final site and circulation plan must be reviewed and approved by the City of Compton Fire Department to ensure the development conforms with the following but not limited to: fire hydrants, fire lanes, development access points, etc.
43. That the number, spacing, and location of all required fire hydrants shall be reviewed and approved by the Fire and Water Departments
44. That Tentative Tract Map No. 73949 shall expire 24 months after Planning Commission approval except as provided under the provisions of California Government Code Section 66452.6. The subdivision proposed by Tentative Tract Map No. 73949 shall not be effective until such time that a final map is recorded.
45. That preparation and recordation of the Final Map shall meet all requirements of the Subdivision Map Act and Chapter 28 inclusive of the Compton Municipal Code.
46. That the Final Map shall be approved by City Council and recorded prior to issuance of a Building permits.
47. That a copy of the Final Map and copies of all improvement plans shall be submitted to the Planning Department and Public Works Department for inclusion in project files prior to approval of the Final Map by the City Engineer.

Standard Conditions of Approval:

48. That the property shall be developed substantially in accordance with the approved site plan, floor plans, elevations, improvement plans and other documents for Conditional Use Permit Case No. 2765 and Tentative Tract Map No. 73949, unless

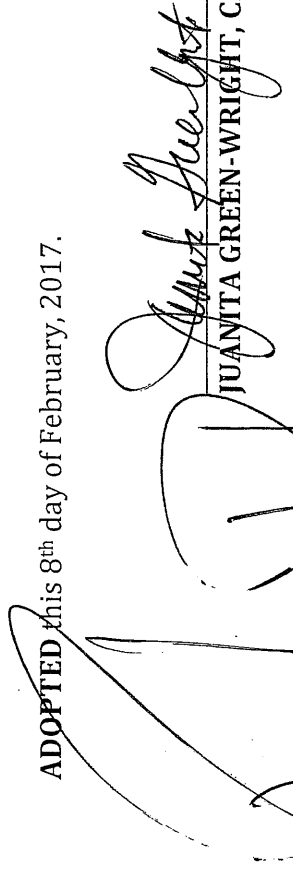
Resolution No. 3978
Conditional Use Permit No. 2765
Tentative Tract Map No. 73949
Page 6 of 6

otherwise modified by the Planning & Economic Development Department. Substantial changes/modifications shall be referred back to Planning Commission for review and determination.

49. That construction and property development shall comply with all applicable Federal, State, County, Local Codes, including but not limited to the Compton Municipal Codes, Building Codes, Fire Codes, Housing Codes, Zoning Codes, etc.
50. That a copy of these conditions of approval shall be attached to the plan-check set of plans submitted to the Building Department for plan check as a detail sheet.
51. That the applicant or property owner shall be responsible for maintenance of the property in accordance with all applicable local ordinances.
52. That all building pad elevations shall be above the flood level per current LA County Flood Control District's requirements. Submit Hydrology/hydraulics analysis in compliance with L.A.C.F.C.D.'s requirements for review and approval by the City.
53. The proposed development shall comply with all applicable state or federal laws and regulations including but not limited to National Pollutant Discharge Elimination System (NPDES, LID, SWPPP, SUSMP, etc.) requirements.
54. If required by the Fire Department, a California licensed Professional Engineer must prepare a water pressure analysis for the project and shall be submitted for review and approval by the City Public Works/Water Department.
55. Prior to the issuance of the certificate of occupancy, the applicant and/or developer must implement all Fire Department requirements, which may include, but are not limited to, emergency access, parking prohibitions, fire sprinklers, knox-box or key, on-site fire hydrants, fire escapes, fire alarms etc.
56. That all emergency and fire access points and fire lanes shall be maintained free of obstructions at all times.
57. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates, as approved by the Fire Department.
58. That the applicant, property manager/HOA, or other responsible party shall be required to implement graffiti removal within three (3) days of notification by the City.
59. That the interior and exterior of the property shall be maintained free of trash and debris, and that suitable trash bins shall be maintained on site throughout the construction period.
60. That all conditions of this approval shall be recorded so that future owners/operators will be informed of rights and restrictions placed on the property while this approval is in force.
61. That failure, at any time, to exercise this use (development of 6 condominiums) for 24 consecutive months subsequent to the date of approval shall render the Conditional Use Permit and Tentative Tract Map approvals automatically null and void without benefit of public hearing or notice of action, unless extended by the Planning Commission prior to the date of expiration.

Section 2. That a copy of this Resolution shall be mailed to the applicant and filed with the City Clerk.

ADOPTED this 8th day of February, 2017.



JUANITA GREEN-WRIGHT, CHAIRPERSON



ROBERT DELGADILLO, INTERIM DIRECTOR
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

ITEM 4A



Planning & Economic Development Department

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 Fax: (310) 761-1488 www.comptoncity.org

STAFF REPORT

CASE NO(S).

**CONDITIONAL USE PERMIT CASE NO. 2765
TENTATIVE TRACT MAP NO. 73949**

LOCATION

**809 E. PINE ST.
APN: 6176-003-031**

REQUEST

TO DEVELOP 6 TOWNHOUSE STYLE CONDOMINIUMS

HEARING DATE

FEBRUARY 8, 2017

Applicant:

LA Land Trans4mations, LL
Attn: Nader Dalili
1100 W. Walnut St.
Compton, CA 90220

Representative:

CRC Enterprises
Attn: Mike Furniss
27600 Bouquet Cyn. Rd., #200
Santa Clarita, CA 91350

Requested Action/Project Description

LA Land Trans4mations, LLC is proposing to construct six (6) detached, residential condominiums located at 809 E. Pine Street in Compton, in the High Density Residential (R-H) zone. The following entitlements are being requested to facilitate the project:

1. **Conditional Use Permit Case No. 2765** to allow the development of a planned condominium project and
2. **Tentative Tract Map No. 73949** which will create condominium map.

Location

The subject site is a 21,780 square foot (.5 acre) rectangular-shaped parcel of land located on the north side of E. Street between Santa Fe Ave. and Alhambra Street. The property is currently vacant.

Zoning and Land Use

The area surrounding the subject site is developed residentially.

SUMMARY	Project Site	North	South	East	West
Existing General Plan	Medium Density Residential (MDR)	City of Lynwood (Multi-Family)	Medium Density Residential (MDR)	Medium Density Residential (MDR)	Medium Density Residential (MDR)
Existing Zoning	High Density Residential (RH)	City of Lynwood (R-3)	High Density Residential (RH)	High Density Residential (RH)	High Density Residential (RH)
Existing Land Use	Vacant	Apartment Complex	Apartment Complexes, condominiums and single family homes	Apartment Complex	Apartment Complex

Environmental Determination

The project is Categorically Exempt in accordance with Section 15332 of the State CEQA Guidelines (Class 32 – Infill Development). The scope of this project falls within the parameters set for a Class 32 exemption which allows for developments that a) comply with the general plan land use and applicable zoning designation, b) the site is no larger than 5 acres surrounded by urban uses located within City limits, c) the subject site must not have any value as habitat for endangered, rare or threatened species, d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and d) the site can be adequately served by all required utilities and public services.

ANALYSIS

Conditional Use Permit

The current zoning classification for the subject site is High Density Residential (RH) which allows multiple units on the lot. The RH zone allows planned residential condominium projects, subject to approval of a conditional use permit. The CUP creates a Planned Development “D” overlay zone that is combined with the underlying RH zone to create the RH-D zone. The Planned Development (D) zone provides greater land use control than is provided by the base zone where public good could be better served by individualized land use regulations. The Planned Development zone also provides flexibility in creating site specific development standards (i.e. lot size, lot width, lot depth, setbacks, fence/wall heights, etc.) but also requires additional amenities and requirements such open space, private storage areas, etc.

The applicant proposes to construct 6 detached townhouse style condominiums within a gated half acre site. The development will be fully enclosed with 7 foot high masonry wall along the side and rear property line and a 6 foot high wrought iron fence/gate with decorative columns with caps. There’s one 25 foot vehicle ingress/egress to the development from Pine Street. The vehicle gate will be remote operated. There’s also a separate pedestrian gate accessible from Pine Street. Four (4) guest parking stalls are provided at the rear of the property with a hammerhead for vehicle turnaround.

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Tentative Tract Map No. 73949

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All six (6) units are 'townhome style' design in that all units are detached, freestanding and have interior privacy fencing between the units providing each unit with 550 square feet of private yard. All six units have the exact same floor plan which consists of a foyer, living room, dining area, kitchen, bathrooms, bedrooms, in-unit laundry facilities, master bedroom deck and an attached 2-car garage. The units are 1,626 square feet in size with 4 bedrooms and 2 ½ baths.

The proposed development has a contemporary Spanish architectural design. There design concept with three color paint schemes and exterior surface materials such as concrete Spanish roof tiles, smooth sand finish stucco, decorative stone/brick veneer, decorative brackets and molding, siding, stucco columns with decorative base, wrought iron deck surround, decorative window and door trim, etc.

The development as proposed fully complies with all development standards. The Code requires that setbacks, wall/fence heights, landscaping, private open space, private storage areas shall be establish via conditions of approval as permitted by the Planned Development zone.

TYPE OF DEVELOPMENT STANDARD	ZONING CODE REQUIREMENT	PROVIDED	MEET ZONING CODE REQUIREMENT?
Lot Size*	To be establish by condition of approval	21,780 sq. ft.	Yes
Lot Width*	To be establish by condition of approval	72'-6"	Yes
Lot Depth*	To be establish by condition of approval	300'-0"	Yes
Density	8 units max.	6 units	Yes
Maximum Building Height	35 ft.	24'-10"	Yes
Dwelling Unit Size	1,000 sq. ft. min. (for 3-bedroom)	1,626 sq. ft.	Yes
Building Setbacks* - Pine St. (front) - West property line (side) - East property line (side) - North property line (rear)	To be establish by condition of approval	15'-0" from front property line 5'-0" from the east property line 26'-0" from the west property line 67'-0" from the rear property line	Yes
Private Open Space	120 sq. ft.	550 sq. ft.	Yes
Private Storage Area	200 cubic feet min.	200 cubic feet min.	Yes
Amenities	None required	1. Tot Lot with play equipment	Yes
Parking	2-Car garage per unit plus 2 guest parking stalls	Attached 2-Car garage per unit plus 4 guest parking stalls	Yes
Landscaping*	To be establish by condition of approval	25% (5,600sq. ft.)	Yes

* Per the Planned Development (D) zone, these development standards shall be established via conditions of approval.

The applicant is proposing to construct 6 detached condominiums on half an acre which yields

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approximately a density of 12 units per acre. The subject site's General Plan land use designation is Medium Density Residential (MDR) which allows for a density between 8.1 and 17.0 dwelling units per acre. For comparison, below you'll find statistics for existing condominium projects located within the City:

Project Name	Address	Development Type	Total No. of Units	Project Site Size (acres)	Zoning	Density (Dwelling units per acre)
Calvary Palms	900 S. Dwight Ave.	Attached with no private yard.	28	1.58 Ac	RM	17.7 du/ac
Willow Walk	500 N. Willowbrook Ave.	Attached with no private yard.	136	6.5 Ac	RH	20.9 du/ac
Alameda St. & Myrrh St.	501 S. Alameda St.	Both Attached and Detached with no private yard.	28	1.88 Ac	RM	14.89 du/ac
Alondra Blvd. & Kemp Ave.	800 Block of W. Alondra Blvd.	Attached with no yard.	62	2.5 Ac	RH	24.8 du/ac
Racquet Club	100 Block of Racquet Club Dr.	Attached with private yard.	102	9.2 Ac	RH	11.1 du/ac

Originally, the developer designed a 7 unit condo project but reduced the project to 6 units to incorporate a hammerhead turn-around at the rear of the property and provide more guest parking stalls than required by Code. The project as proposed is well within the allowable density. Staff is supportive of the proposed project in that the project will provide greater housing opportunities and will further the City's goal of upgrading its new housing stock and offers a different type of residential product for potential homeowners.

Tentative Tract Map

The Tentative Tract Map is required in order to facilitate the creation of condominiums and allow the units to be sold individually. One lot is proposed with airspace rights for 6 dwelling units.

State Seismic Hazards Mapping Act (SHMA) and Liquefaction

The Seismic Hazards Mapping Act requires site-specific geotechnical investigations be conducted within the Zones of Required Investigation to identify and evaluate seismic hazards and formulate mitigation measures prior to permitting most developments designed for human occupancy. The purpose of the geotechnical report is to identify areas subject to liquefaction and to provide mitigation measures to be applied during construction to reduce the impacts of seismic activity. In March of 1999 the State of California issued a map indicating areas within Los Angeles County that contained soils that may be subject to liquefaction (ground shaking magnified by the presence of high water table) in the event of seismic activity. The project site is

Conditional Use Permit Case No. 2765

Tentative Tract Map No. 73949

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located on that map therefore a geotechnical report must be prepared and considered prior to the approval of a subdivision. The applicant submitted a geotechnical report prepared by NORCAL Engineering, the report was reviewed by the City's geotechnical consultant, Smith-Emery Geo Services, who determined that the report was adequate and met the requirements of the SHMA.

The City's internal departments (i.e. Building & Safety, Fire, Planning, Public Works, Water, Code Enforcement, etc.), which also serve as the Site and Subdivision Committee, have formally reviewed the project in its entirety and have no objections with the project subject to the incorporation of the conditions of approval.

NOTICING

This case was properly noticed in accordance with the California Subdivision Map Act and Compton Municipal Code Sections 30-26. Public hearing notices were posted at Compton Library, the City's website, the City's public notice bulletin and published in the Compton Bulletin newspaper. Lastly, notices were sent to both owners and occupants within a 500 foot radius on January 26, 2017. As of February 2, 2017, no correspondence either for or against the project have been received.

RECOMMENDATION

Therefore, staff recommends that the Planning Commission take the following actions:

1. Approve Conditional Use Permit Case No. 2765, subject to the findings and conditions of approval contained herein; and
2. Recommend to City Council approval of Tentative Tract Map No. 73949.

FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT CASE NO. 2765:

1. That the proposed 6-unit detached, planned condominium development will be comply with all applicable provisions of the Zoning Ordinance with implementation of the conditions of approval.
2. That the proposed 6-unit detached, planned condominium development will not be detrimental to the public welfare or the surrounding area with the implementation of all the conditions of approval.
3. That the proposed 6-unit detached, planned condominium development will be substantially in conformance with the goals and objectives of the General Plan and compatible with the existing patterns and development in the surrounding area in that the density of the project as proposed is well below the maximum allowed by both the zoning and general plan which designates surrounding area for multi-family dwellings. Additionally, the project will provide greater housing opportunities and will further the City's goal of upgrading its new housing stock to attract move-up buyers as well as

provide opportunities for first-time homebuyers.

FINDINGS FOR APPROVAL OF TENTATIVE TRACT MAP NO. 73949:

1. That the proposed subdivision for condominium purposes will substantially comply with the existing General Plan land use designation and zoning classification with the implementation of the conditions of approval.
2. That the project conforms to the State Subdivision Map Act and the State Seismic Hazards Mapping Act (SHMA) of 1999 and Chapter 28 of the Compton Municipal Code.
3. That the proposed subdivision for condominium purposes is located on a site that is physically suitable for residential development and will provide greater housing opportunities.

CONDITIONS OF APPROVAL:

Project Specific Conditions of Approval:

1. That the proposed development shall be contingent on approval of Conditional Use Permit Case No. 2765 and approval and recordation of Tract Map No. 73949.
2. All outstanding City liens and code violations must be abated prior to submitting for Building & Safety plan-check.
3. That prior to building permit issuance, a surety bond shall be posted with the City by the applicant and/or developer of the planned condominium development, in the amount as determined adequate by the Public Works Director and/or Fire Chief and/or Water Department Manager, for the purpose of assurance of maintenance of utilities, fire equipment, roadways and other portions of the development which impact the public health, safety and welfare. The bond must be maintained for the life of the planned condominium development. The cost of the bond shall be the responsibility of the applicant and/or developer until 75% of all units have been transferred to private ownership at which point the home owner's association shall become responsible for maintenance of said bond.
4. The Conditions, Covenants and Restrictions (CC&R's) must be reviewed and approved by the City of Compton Attorney's Office prior to Final Map approval and prior to recordation of CC&R's. The CC&R's must also incorporate language as mandated by Section 30-18.5(e) of the Compton Municipal Code.
5. The future Home Owner's Association (HOA) shall be under professional management.
6. Per Section 30-18.4 of the Compton Municipal Code, the following shall be site specific development standards for the project site:
 - a. The minimum lot size shall be 21,780 square feet.
 - b. The minimum lot width shall be 72'-6".
 - c. The minimum lot depth shall be 300'-0".
 - d. Yard designation shall be as follows:
 - i. Frontage along Pine St. shall be considered the Front of the development

- ii. The west property line shall be considered a Side of the development;
 - iii. The east property line shall be considered a Side of the development; and
 - iv. The north property line shall be considered the Rear of the development.
 - e. The following will be the minimum building setbacks from property lines:
 - i. Front property line - 15'-0";
 - ii. East property line – 5'-0";
 - iii. West property line – 26'-0"; and
 - iv. North property line – 67'-0".
 - f. There shall be a maximum of 6 dwelling units.
 - g. The minimum private open space shall be 550 square feet.
 - h. Additions to units shall be prohibited.
 - i. The minimum side and rear perimeter fence height shall be 7 feet high and constructed from masonry walls with a decorative cap and 6 foot high wrought iron fence with decorative columns and cap and a remote operated gate with the front yard.
 - j. The minimum internal privacy fence height shall be 7 feet high and constructed from either synthetic or cedar fencing material.
 - k. Each dwelling unit shall be provided with a 400 square foot minimum, attached 2-car garage.
 - l. A minimum of four (4), 9'x20', surface, guest parking stalls shall be provided.
 - m. Each dwelling unit shall be provided a minimum of 200 cubic feet of private storage, enclosed, weatherproof and lockable storage space.
 - n. That the following amenity shall be provided for the life of this development:
 - i. Tot lot with play equipment;
 - o. The developer and/or Home Owner Association (HOA) shall be responsible for landscaping, irrigating and maintaining all common landscape areas within the development and site's adjacent City parkway.
 - p. Recreational vehicle parking shall be prohibited within the planned condominium development.
- 7. That precise plans and details for the following items shall be subject to design review and must be approved by the Planning & Economic Development Department (PEDD) prior to Building & Safety plan-check:
 - a. Tot lot play equipment
 - b. Outside storage;
 - c. Landscape and irrigation; and
 - d. Exterior lighting.
- 8. That each unit shall have separate utility service individually metered (i.e. electric, water, gas, etc.).
- 9. That the applicant and/or developer shall incorporate sound attenuating building materials to all residential units (i.e. sound dampening insulation, all windows shall be fitted with acoustic-rated window assemblies having a sound transmission class (STC)

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Conditional Use Permit Case No. 2765

Tentative Tract Map No. 73949

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- rating of not less than 35, solid-core exterior doors that are well sealed with weather-stripping, etc.).
10. All units shall be equipped with forced air ventilation, heating and cooling so that windows may remain closed to reduce exterior noise levels within the units.
 11. That the applicant and/or developer shall install roll-up garage door with remote openers.
 12. That the applicant and/or developer shall install remote operated, automatic vehicle gate.
 13. All dwelling units shall be prewired for both internet and satellite/cable television.
 14. That it is the developer's and/or HOA's responsibility to maintain all common area lighting in good working order at all times.
 15. All dwelling units must be fire sprinkler.
 16. Developer is responsible for paying all Fire Department related "operational and construction" permits.
 17. All fire protection requirements will have to be met base on the 2013 California Fire Code & NFPA standards.
 18. The developer must fully comply with SCAQMD Rule 403 - Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to the following practices:
 - All unpaved demolition and construction areas will be wetted at least three times daily during excavation and construction and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District 403. Wetting could reduce fugitive dust by as much as 61 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
 19. The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety of the City of Compton.
 20. The Project shall comply with the conditions contained within the Geotechnical Investigation for the Proposed Project, as it may be subsequently amended or modified by the Department of Building and Safety of the City of Compton.

Conditional Use Permit Case No. 2765

Tentative Tract Map No. 73949

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21. Prior to the commencement of project construction, a Stormwater Pollution Prevention Plan per requirements of the National Pollutant Discharge Elimination System Construction General Permit shall be prepared and submitted to the City of Compton for review and approval. A copy of the Storm Water Pollution Prevention Plan shall be available at the construction site and shall be implemented at all times on the construction site. The Storm Water Pollution Prevention Plan shall outline the source control and/or treatment control Best Management Practices to avoid or mitigate runoff pollutants at the construction site to the maximum extent practicable.
22. A construction site notice shall be provided that includes the job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.
23. Prior to the issuance of building permits for the proposed project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the City's Fire Department to ensure conformity with their fire prevention and operational requirements.
24. Prior to the issuance of building permits for the proposed project, the Project Applicant shall provide verification that the project meets all fire flow requirements determined by the Fire Department.

Tentative Tract Map No. 73949 Conditions of Approval:

25. That Tentative Tract Map No. 73949 shall be contingent on approval of Conditional Use Permit Case No. 2765.
26. That in accordance with Section 28.4.23 of the Compton Municipal Code, fee in lieu of dedication of land, shall be allocated to the Department of Parks and Recreation in an amount equal to 5.3% of the fair market value of the land comprising the subdivision. That said fees shall be payable prior to issuance of certificate of occupancy for the units.
27. That the applicant and/or developer shall file with the City all deposits and bonds as the City Engineer and/or City Building Official determines as necessary to comply with Section 28-11 of the Compton Municipal Code.
28. That any required CC&R's for the subject subdivision shall be subject to review and approval by the City Attorney prior to approval of the Final Map.
29. That each unit shall have separate utility service individually metered (i.e. electric, water, gas, etc.).
30. That the applicant and/or developer shall replace and/or repair sidewalks, curbs, gutters or parkways located adjacent to the subject site along Pine Street, as required and directed by the Public Works Director.
31. That grading, drainage, and hydrology plans, as required by Public Works Department, shall be submitted to and approved by the City Engineer prior to submittal of Final Map.
32. That all utility lines (i.e. electric, street lighting, cable/satellite television, telephone, etc.) shall be placed underground.

33. That a plan for providing water service to the subdivision, including all necessary easements and meter locations, shall be submitted to and approved by the Public Works and Water Departments prior to submission of the Final Map. Water lines, including any required upgrades shall be built to City standards.
34. That a plan for providing sewer service to the subdivision including all necessary easements and sewer line upgrades, shall be submitted to and approved by the City Engineer and that the sewer lines, including upgrades shall be built to City standards.
35. Elevations of all bldg pad(s) shall be above the flood level per the current L.A. CO. Flood Control Districts requirements [LACFCD]. Submit Hydrology/Hydraulics Analysis in compliance with the L.A.C.F.C.D.'s requirements for review/approval by the City.
36. The proposed development shall comply with all applicable state or federal laws and regulations including but not limited to National Pollutant Discharge Elimination System NPDES [LID, SUSMP, etc] requirements.
37. That a plan for internal (common area) street lighting shall be submitted to and approved by the Building and Public Works Departments prior to approval of the Final Map by the City Engineer. The lighting plan shall include provisions for maintenance and payment of lighting fees shall be included in the projects CC&R's.
38. That prior to Final Map approval, the final site and circulation plan must be reviewed and approved by the City of Compton Fire Department to ensure the development conforms with the following but not limited to: fire hydrants, fire lanes, development access points, etc.
39. That the number, spacing, and location of all required fire hydrants shall be reviewed and approved by the Fire and Water Departments
40. That Tentative Tract Map No. 73949 shall expire 24 months after Planning Commission approval except as provided under the provisions of California Government Code Section 66452.6. The subdivision proposed by Tentative Tract Map No. 73949 shall not be effective until such time that a final map is recorded.
41. That preparation and recordation of the Final Map shall meet all requirements of the Subdivision Map Act and Chapter 28 inclusive of the Compton Municipal Code.
42. That the Final Map shall be approved by City Council and recorded prior to issuance of a Building permits.
43. That a copy of the Final Map and copies of all improvement plans shall be submitted to the Planning Department and Public Works Department for inclusion in project files prior to approval of the Final Map by the City Engineer.

Standard Conditions of Approval:

44. That the property shall be developed substantially in accordance with the approved site plan, floor plans, elevations, improvement plans and other documents for Conditional Use Permit Case No. 2765 and Tentative Tract Map No. 73949, unless otherwise modified by the Planning & Economic Development Department. Substantial changes/modifications shall be referred back to Planning Commission for review and determination.

Conditional Use Permit Case No. 2765

Tentative Tract Map No. 73949

February 8, 2017

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45. That construction and property development shall comply with all applicable Federal, State, County, Local Codes, including but not limited to the Compton Municipal Codes, Building Codes, Fire Codes, Housing Codes, Zoning Codes, etc.
46. That a copy of these conditions of approval shall be attached to the plan-check set of plans submitted to the Building Department for plan check as a detail sheet.
47. That the applicant or property owner shall be responsible for maintenance of the property in accordance with all applicable local ordinances.
48. That all building pad elevations shall be above the flood level per current LA County Flood Control District's requirements. Submit Hydrology/hydraulics analysis in compliance with L.A.C.F.C.D.'s requirements for review and approval by the City.
49. The proposed development shall comply with all applicable state or federal laws and regulations including but not limited to National Pollutant Discharge Elimination System (NPDES, LID, SWPPP, SUSMP, etc.) requirements.
50. If required by the Fire Department, a California licensed Professional Engineer must prepare a water pressure analysis for the project and shall be submitted for review and approval by the City Public Works/Water Department.
51. Prior to the issuance of the certificate of occupancy, the applicant and/or developer must implement all Fire Department requirements, which may include, but are not limited to, emergency access, parking prohibitions, fire sprinklers, knox-box or key, on-site fire hydrants, fire escapes, fire alarms etc.
52. That all emergency and fire access points and fire lanes shall be maintained free of obstructions at all times.
53. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates, as approved by the Fire Department.
54. That the applicant, property manager/HOA, or other responsible party shall be required to implement graffiti removal within three (3) days of notification by the City.
55. That the interior and exterior of the property shall be maintained free of trash and debris, and that suitable trash bins shall be maintained on site throughout the construction period.
56. That all conditions of this approval shall be recorded so that future owners/operators will be informed of rights and restrictions placed on the property while this approval is in force.
57. That failure, at any time, to exercise this use (development of 6 condominiums) for 24 consecutive months subsequent to the date of approval shall render the Conditional Use Permit and Tentative Tract Map approvals automatically null and void without benefit of public hearing or notice of action, unless extended by the Planning Commission prior to the date of expiration.

ACTIONS

1. Approve Conditional Use Permit Case No. 2765 and
2. Recommend Approval to the City Council of Tentative Tract Map No. 73949

#7.

Conditional Use Permit Case No. 2765

Tentative Tract Map No. 73949

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Exhibits

- 1) Aerial Map
- 2) Existing General Plan Map
- 3) Existing Zoning Map
- 4) Site Photos (2 pgs.)
- 5) Project Description
- 6) Tentative Tract Map & Grading (2 pgs.)
- 7) Project Plans (6 pgs.)
- 8) Photo simulations (5 pgs.)
- 9) SHMA Letter
- 10) CAT Exempt Letter



CITY COUNCIL

TTM No. 73949

Vicinity Map



CITY OF COMPTON

AERIAL MAP

Conditional Use Permit (CUP) Case No. 2765
Tentative Tract Map (TTM) No. 73949
809 E. Pine St.
APN: 6176-003-031

Legend

 City Limits
 parcels



THIS MAP IS A PUBLIC RECORD OF GENERAL INFORMATION. THE CITY OF COMPTON MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CORRECTNESS, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREON. THE CITY OF COMPTON SHALL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, LOSS OF BUSINESS, LOSS OF REVENUE, LOSS OF DATA, OR ANY OTHER LOSS, ARISING OUT OF OR FROM THE USE OF THIS MAP. THE CITY OF COMPTON SHALL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, LOSS OF BUSINESS, LOSS OF REVENUE, LOSS OF DATA, OR ANY OTHER LOSS, ARISING OUT OF OR FROM THE USE OF THIS MAP.

LOCATION:

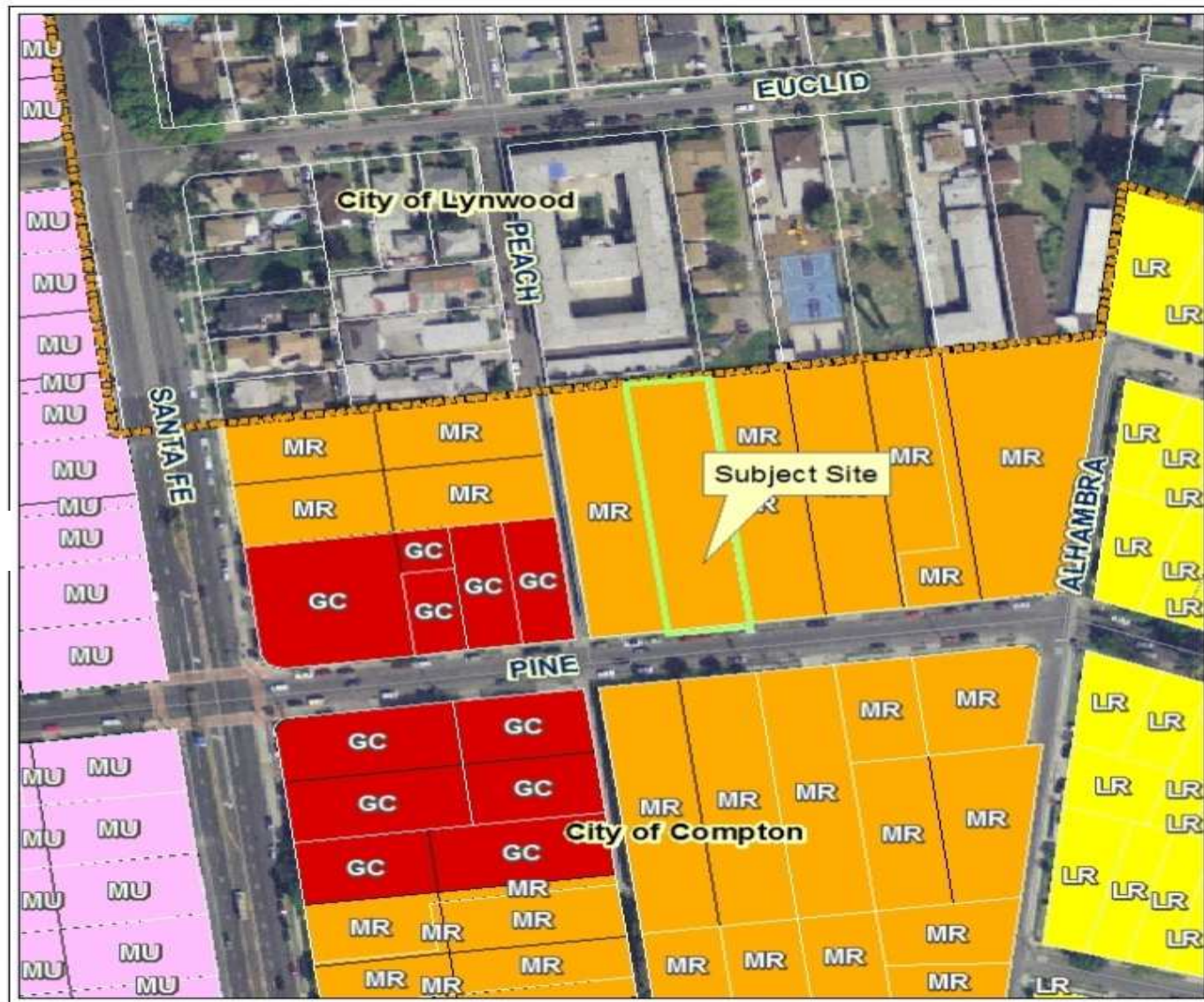
809 E. Pine St.

DISTRICT:

Second Council District

NEAREST INTERSECTION:

N. Santa Fe Ave. and E. Alhambra St.



CITY OF COMPTON



GENERAL PLAN MAP

Conditional Use Permit (CUP) Case No. 2765
Tentative Tract Map (TTM) No. 73949
809 E. Pine St.
APN: 6176-003-031

Legend



City Limits

parcels



Low Density Residential <8.0 du/ac



Medium Density Residential 8.1-17.0 du/ac



High Density Residential 17.1-34.0 du/ac



General Commercial



Mixed Use



Industrial



Open Space/Parks



Public/Quasi-Public



Transportation



THIS MAP IS A PUBLIC RESOURCE OF GENERAL INFORMATION. THE CITY OF COMPTON MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA OR INFORMATION PROVIDED HEREIN. THE READER SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY PURPOSE. THE CITY OF COMPTON EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF COMPTON SHALL ASSUME NO LIABILITY FOR: 1. ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED HEREIN; 2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER.



- ① 6' HIGH SOLID WOOD FENCE. (SEE SITE PLAN FOR SPECIFICATIONS).
- ② 6' HIGH CMU PROPERTY LINE WALL. (SEE SITE PLAN FOR SPECIFICATIONS).
- ③ DUEL WROUGHT IRON ENTRY GATE. (SEE SITE PLAN FOR SPECIFICATIONS).
- ④ EXISTING DRIVEWAY AND GUTTER TO BE REMOVED. REPLACE WITH NEW CURB AND GUTTER. (SEE SITE PLAN FOR SPECIFICATIONS).
- ⑤ PLANTER. (SEE SITE PLAN FOR SPECIFICATIONS).
- ⑥ TRASH ENCLOSURE. (SEE SITE PLAN FOR SPECIFICATIONS).
- ⑦ 9' x 18' GUEST PARKING SPACES. (SEE SITE PLAN FOR SPECIFICATIONS).
- ⑧ KID PLAYGROUND AREA. (SEE SITE PLAN FOR SPECIFICATIONS).
- ⑨ REMOVE EXISTING CONCRETE DRIVE AND REPLACE WITH NEW 20' WIDE DRIVEWAY.
- ⑩ JOIN EXISTING WATER
- ⑪ JOIN EXISTING SEWER
- ⑫ EXISTING POWER POLES. (TO REMAIN. PROTECT IN PLACE).
- ⑬ FRONT YARD FENCE. (SEE SITE PLAN FOR SPECIFICATIONS).
- ⑭ EXISTING TREES TO BE REMOVED.
- ⑮ PROPOSED CATCH BASIN DRAINS TO CUDO 2 INFILTRATION BMP. OVERFLOW TO SURFACE FLOW TO STREET.
- ⑯ PROPOSED 8" SEWER
- ⑰ PROPOSED 24" CONC. RIBBON GUTTER. MIN. 1% SURFACE FLOW TO CATCH BASIN



LA LAND TRANS4MATIONS, LLC.
1100 WEST WALNUT STREET
COMPTON, CA. 90220
323-330-4474

GENERAL NOTES:

1. ADDRESS: 809 EAST PINE STREET, COMPTON, CA 90221.
2. ASSESSORS PARCEL NUMBER: 6176-003-031
3. EXISTING AND PROPOSED ZONING: RH- HIGH DENSITY RESIDENTIAL
4. GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL 8.1-17.0 DU/AC
5. EXISTING AREA: 21,786.09 S.F. 0.50 ACRES.
6. PROJECT SCOPE OF PROPOSED SUBDIVISION:
A ONE (1) LOT, SIX (6) UNIT PLANNED CONDOMINIUM DEVELOPMENT.
7. ALL EXISTING STRUCTURES AND INFRASTRUCTURE
ON SITE WILL BE REMOVED.

LOT #	SQUARE FEET
1	21,786.09

LOT 12 IN BLOCK 12 OF BELLE VERNON ACRES, IN THE CITY OF COMPTON,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED
IN BOOK 9 PAGE 196 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

THE EFFECTS OF EASEMENT SHOWN IN LAWYERS TITLE. COMPANY POLICY No. 116090106 DATED DECEMBER 24, 2015 ARE SHOWN UNLESS OTHERWISE NOTED

NOTE: NO EASEMENTS ARE REFERENCED IN SAID REPORT

COUNTY OF LOS ANGELES BENCH MARK
CS MON IN C.B. 300MM(1FT) E/O CF 1M(3.3FT) N/O BCR @ NE COR
ALAMEDA ST (E BBL) & EUCLID AVE MKD (BM 5-19A 1964)
BENCHMARK #PY6977 ELEVATION = 75.795 (2005)

PLANNED CONDOMINIUM AIRSPACE
DEVELOPMENT.



22 NOV 2016

RON KOESTER LS 5930

DATE _____



COR = CORNER
FL = FLOWLINE
GM = GAS METER
GV = GAS VALVE
PP = POWER POLE
SLT = STREET LIGHT
SMH = SEWER MANHOLE
T = TREE
TC = TOP OF CURB
VAR = VARIES
WM = WATER METER
= PROP. INGRESS & EGRESS EASEMENT
AND PRIVATE DRIVEWAY AND FIRELANE

_____ SS _____ = PROPOSED SANITARY SEWER
_____ W _____ = PROPOSED WATER

THE UTILITY INFORMATION SHOWN HEREON IS LIMITED TO ACCESSIBLE SURFACE UTILITIES ONLY. THE INFORMATION IS PER FIELD MEASUREMENTS. NO LIABILITY IS ASSUMED OR INFERRED BY CRC ENTERPRISES INC. AS TO THE EXISTENCE OF ANY UNDERGROUND, OR INACCESSIBLE UTILITY STRUCTURES.

PREPARED FOR

LA Land Trans4mations, LLC.
111100 WEST WALNUT STREET
COMPTON CA. 90220
ATTN: NADER DALILI, Manager

Manager

ATTN.: NADER DALIL

TENTATIVE TRACT No.

73949

SHEET 1 OF 1 SHEET

CRC 3036

CRC Enterprises

1 Canyon Road Suite 200 Santa Clarita Ca. 91350

t Canyon Road Suite 200 Santa

1) 297-2336 FAX (661) 297-2331

#

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Planning

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO APPROVE TENTATIVE TRACT MAP NO. 73949 - A REQUEST BY LA LAND TRANS4MATIONS, LLC (APPLICANT) TO DEVELOP A 6-UNIT DETACHED, PLANNED RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 809 E. PINE STREET IN THE CITY OF COMPTON

Robert Delgadillo
DEPARTMENT MANAGER’S SIGNATURE

4/6/2017 4:01:58 PM
DATE

REVIEW / APPROVAL

Merle Greene
CITY ATTORNEY

4/20/2017 11:25:41 AM
DATE

Nita McKay
CITY CONTROLLER

4/12/2017 6:35:55 PM
DATE

Cecil Rhambo
CITY MANAGER

4/12/2017 5:26:35 PM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

April 25, 2017

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: KENNETH HOLCOMB, (INTERIM) GENERAL MANAGER
COMPTON MUNICIPAL WATER DEPARTMENT**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON REJECTING ALL BIDS SUBMITTED FOR THE TANK-
FARM BOOSTER STATION PROJECT AND AUTHORIZING RE-
ADVERTISEMENT**

SUMMARY

Adoption of the attached resolution will reject all bids submitted and authorize re-advertisement for the Tank-Farm Booster Station Project.

BACKGROUND

The Compton Municipal Water Department's ("Department") Tank-Farm site is located at 18604 South Wilmington Avenue, Compton. The property includes four existing steel reservoirs each with a three million (3,000,000) gallon capacity with common inlet/outlet piping entering the site from the east and west sides. The reservoirs are connected to the distribution system via a 24" main in Wilmington Avenue and through the 18" main that is directed to the east of the Tank-Farm property. The reservoirs are at an elevation of 195 feet, while the distribution system is at an elevation range of 60 to 95 feet. The elevation difference between the reservoirs and the distribution system is between 100 to 135 feet which can provide a static pressure of 58 to 43 psi. Because the average pressure of the distribution system is maintained at 60 to 80 psi by the production wells, the reservoirs do not cycle.

The Department is experiencing water quality concerns in its Tank-Farm reservoirs and is unable to utilize the available storage for the system. In order to circulate the water in the tank and utilize the storage, a booster pump station has been designed to pump water from the reservoirs into the distribution system.

The new booster station will allow the Department to augment its current and future operational needs by improving its water quality parameters, increase hydraulic recirculation and increase fire suppression hydraulic capabilities of an existing reservoir site within City limits. Operation of the Tank-Farm Booster Station will increase the City's water system's reliability while allowing its seamless integration with the Supervisory Control and Data Acquisition ("SCADA") project currently under construction. Construction of the Project is for 180 working days.

#8.

**Staff Report – Resolution Rejecting All Bids
Authorizing Re-Advertisement/Tank-farm booster station
April 25, 2017, page 2**

In March 2017, the Department solicited bids for the tank-farm booster station project. The bid opening was held on April 5, 2017, with the following bids received:

<u>Contractor</u>	<u>Amount</u>
Arnaz Engineering	\$ 1,558,000.00
Cora Constructors	\$ 1,313,000.00
Environmental Const.	\$ 1,315,260.00
Fleming Environmental	\$ 1,298,126.00
Green Building Corp.	\$ 2,100,000.00
Minako/Minco	\$ 1,881,980.00
MMC	\$ 1,484,300.00

STATEMENT OF THE ISSUE

Review by Department staff determined that certain information was not clear to the bidders within the City's Request for Bids documents, which caused inequity in the above-listed bids. As a result of the inequity of the information, the Department is recommending the rejection of all bids. This will allow the Department to make revisions to the original bid package and re-solicit this project for bid.

Section 4-11.5 of the Compton Municipal Code provides that the City Council may reject any and all bids and in its discretion re-advertise. Based on the ambiguities in the Request for Bids advertised by the City, staff recommends that the Council reject all bids submitted and authorize re-advertisement for this project needed by the Department.

FINANCIAL IMPACT

There is minimal financial impact associated with the costs of re-advertising this bid.

RECOMMENDATION

Staff recommends adoption of the attached Resolution.

**KENNETH HOLCOMB, (INTERIM) GENERAL MANAGER
COMPTON MUNICIPAL WATER DEPARTMENT**

APPROVED FOR FORWARDING:

**CECIL W. RHAMBO, JR.
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
REJECTING ALL BIDS SUBMITTED FOR THE TANK-FARM BOOSTER
STATION PROJECT AND AUTHORIZING RE-ADVERTISEMENT

WHEREAS, the Compton Municipal Water Department’s (“Department”) Tank-farm site is located at 18604 S Wilmington Avenue in the City of Compton; and

WHEREAS, the existing property includes four existing steel reservoirs each with a three million gallon capacity with common inlet/outlet piping entering the site from the east and west sides; and

WHEREAS, because the average pressure of the distribution system is higher than the static pressure on the reservoirs, they do not cycle; and

WHEREAS, the Department is experiencing water quality concerns in its tank-farm reservoirs and is unable to utilize the available storage for the system; and

WHEREAS, in order to circulate the water in the tank and utilize the storage, a booster pump station has been designed to pump water from the reservoirs into the distribution system which will allow the Department to augment its current and future operational needs by improving its water quality parameters, increase hydraulic recirculation and increase fire suppression hydraulic capabilities of an existing reservoir site within City limits; and

WHEREAS, operation of the tank-farm booster station will increase the City’s water system’s reliability while allowing its seamless integration with the Supervisory Control and Data Acquisition (SCADA) project currently under construction; and

WHEREAS, in July 2016, the Division solicited bids for the Tank-Farm Booster Station Project. The bid opening was held on April 5, 2017, with the following bids received:

<u>Contractor</u>	<u>Amount</u>
Arnaz Engineering	\$ 1,558,000.00
Cora Constructors	\$ 1,313,000.00
Environmental Const.	\$ 1,315,260.00
Fleming Environmental	\$ 1,298,126.00
Green Building Corp.	\$ 2,100,000.00
Minako/Minco	\$ 1,881,980.00
MMC	\$ 1,484,300.00

WHEREAS, a review by Department staff determined that certain information was not clear to the bidders within the City’s Request for Bids documents, which caused inequity in the above-listed bids and as a result of the inequity of the information, the Department is recommending the rejection of all bids to allow the Department to make revisions to the original bid package and re-solicit this project for bid; and

WHEREAS, Section 4-11.5 of the Compton Municipal Code provides that the City Council may reject any and all bids and in its discretion re-advertise, and based on the ambiguities in the Request for Bids advertised by the City, staff recommends that the Council reject all bids submitted and authorize re-advertisement for this project needed by the Department..

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON
DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That all bids submitted to the City for the Tank-Farm Booster Station Project are hereby rejected.

Section 2. That Water Department staff is authorized to revise the original bid package and re-advertise the Tank-Farm Booster Station Project for competitive bidding.

Section 3. That a copy of this Resolution shall be filed in the offices of the City Manager, City Clerk and the Compton Municipal Water Department.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this ____ day of _____, 2017.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Alita Godwin, City Clerk of the City of Compton hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this ____ day of _____, 2017.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION SIGN-OFF FORM

DEPARTMENT: City Attorney

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON REJECTING ALL BIDS SUBMITTED FOR THE TANK-FARM BOOSTER STATION PROJECT AND AUTHORIZING RE-ADVERTISEMENT

Ruth Rugley
DEPARTMENT MANAGER’S SIGNATURE

4/19/2017 10:56:29 PM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

4/20/2017 11:28:04 AM
DATE

Nita McKay
CITY CONTROLLER

4/20/2017 10:21:02 AM
DATE

Laurence Adams
CITY MANAGER

4/20/2017 8:07:51 AM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

WARRANTS APPROVED BY COUNCIL

<u>Warrant #</u>	<u>Date</u>	<u>Name</u>	<u>Services Provided</u>	<u>Amount</u>	<u>Amount Paid Year to Date</u>
239029	4/19/17	Lalaland Imports	Easter baskets for Easter basket giveaway	\$1,130.00	\$5,502.00
Requested by City Manager					
239030	4/19/17	Rochelle Mazer DBA Zebra Entertainment and Events	Carnival services for Easter basket giveaway	\$2,190.00	\$6,285.00
Requested by City Manager					
239049	4/20/17	Norman A Traub Associates	Investigative services	\$25,656.00	\$4,995.66
Requested by City Manager					

I hereby certify that the above demands in the amount of **\$28,976.00** were approved at a regular meeting of the City Council and reject _____ as of April 25, 2017.

Council Member

Council Member

City Manager

I hereby certify that the Finance Committee at a regular meeting of the City Council on April 25, 2017 allowed the above demands.

Alita Godwin
City Clerk

Contract / Invoice

Zebra Entertainment and Events
Granada Hills, CA 91344

Invoice # 11602 4/12/2017

Tax ID # 95-4451512

818-368-2818 Fax # 818-304-7558

Zebra Entertainment and Events contracts with:

City of Compton
Attn: Marvin Hunt
301 N. Tamarind Ave.
Compton, CA 90220
c:310-910-3125
Fax Number 310-761-1402

Event Location: outdoors

Wilson Park Community Center
123 North Rose Street
Compton, CA 90221

Contact: Marvin Hunt

c:562-900-9612 Diana?

Event Date: Saturday 4/15/2017 **Event Time:** 9am-2pm

see itemized times for Entertainment below

of guests ~2000 guests adults and kids

Community Easter Event

Special Requests

Qty	Description	Time	Rate	Amount
2	GENERATORS (3 circuits each) After 5 hrs, generators may shut down to refuel, and there's an addtl \$7/hr fuel charge.	9am-2pm	120.00	240.00
1	DELIVERY TRUCK(S) * Trucks towing a trailer need 10' driveable access with no sharp turns or steep inclines, and 14' high clearance. If less, call to see if rides will fit. Equipment can't be delivered across sand without additional crew & fees. Trucks can't drive on loose dirt or damp grass. Set up area must be flat. *** Please turn off sprinklers at least 48 hrs before arrival & for 5 hrs after event. *** We need up to a 3 hour window for set up & take down of most equipment, or else extra delivery people may have to be added to the order.	Arrive btwn 7am & 8am	75.00	75.00
2	PACKAGE DISCOUNTS		-20.00	-40.00

Paid By AN

V# 10006981

PO # 17-01853

A/C # 1571-40-0002-4238

A/C # (F)

Okay to Pay

Terms: 0 Deposit, Total Due at Event.

BALANCE DUE DAY OF THE EVENT.

1 week after event, a 5% per month late charge will apply. \$20 returned check charge. Commercial photos or recordings require prior permission. After 2 hours, performers need regular breaks. Rides/Interactives may need 15 min down time/3 hrs for maintenance. For animal programs, we may substitute an animal if one is unwell. For fundraisers, we do our best to maximize profits, but we are not responsible for any profit or loss. Client pays for any permits required for their location. Client must list all entertainment on permits & pay for what is contracted, even if location disallows the performance. Client will arrange or pay parking for all vehicles.

Total	\$2,190.00
Payment/Credits	\$0.00
Amount Due	\$2,190.00

Marvin Hunt

Denise Power, Office Manager
Zebra Entertainment and Events

#9.

Contract / Invoice

Zebra Entertainment and Events
Granada Hills, CA 91344

Invoice # 11602 4/12/2017

818-368-2818 Fax # 818-304-7558

Tax ID # 95-4451512

Zebra Entertainment and Events contracts with:

City of Compton
Attn: Marvin Hunt
301 N. Tamarind Ave.
Compton, CA 90220
c:310-910-3125
Fax Number 310-761-1402

Event Location: outdoors

Wilson Park Community Center
123 North Rose Street
Compton, CA 90221

Contact: Marvin Hunt

c:562-900-9612 Diana?

Event Date: Saturday 4/15/2017 Event Time: 9am-2pm

see itemized times for Entertainment below

of guests ~2000 guests adults and kids

Community Easter Event

Special Requests

Qty	Description	Time	Rate	Amount
4	10'x10' VINYL CARNIVAL BOOTHS & GAMES (minimum 3) - Games Requested: 7-ELEVEN* (medium) - Toss 2 wiffle balls into numbered holes, get 7 or 11 to win. BASKETBALL (medium) - Three tries. Number of baskets determines win. 2 Players. BOTTLE RING* (med-hard) - Toss 3-7 rings over cases of bottles. One ringed bottle wins. CAN SMASH* (medium) - Three bean bags to knock down pyramid of cans. * Games require a table to be supplied by client. Rate includes one setup of each game per booth. Additional setups are available for some games - for add fee. Most games require a table. NOTE: No Attendants and No Prizes included in package. Carnival games need prizes or no one will play. If you purchase your own, be sure you have plenty for the 100+ times/hour that each game can be played. Please contact us in advance to add prizes to your order.	9am-2pm	160.00	640.00
1	SPECIAL DISCOUNTS if 3+ Booths & Games are booked.		-15.00	-15.00
2	Additional CARNIVAL GAME(S). 7-ELEVEN* & CAN SMASH* Games require a table to be supplied by client.	9am-2pm	40.00	80.00
1	27' GIANT INFLATABLE DOUBLE SLIDE with 1 Attendant for up to 5 hours - Big fun for kids of any age, up to 18 years old! You'll need 1 volunteer attendant, and 3 circuits of 20 amps within 100'. 25'w x 40'long	9am-2pm	595.00	595.00
1	TIMBERLAND WRECKING BALL without an attendant for up to 5 hours - A four-person Demolition Derby! Swing the wrecking ball and knock a friend or foe off their pedestal. The last man, woman or child standing wins! You'll need 2 circuits of 15 amps (110v). 13' h, 30' circle	9am-2pm	425.00	425.00
1	ATTENDANT for INFLATABLE "TIMBERLAND WRECKING BALL" for 5 hours.	9am-2pm	190.00	190.00
Terms: 0 Deposit, Total Due at Event.				

BALANCE DUE DAY OF THE EVENT.

1 week after event, a 5% per month late charge will apply. \$20 returned check charge.
Commercial photos or recordings require prior permission. After 2 hours, performers need regular breaks. Rides/Interactives may need 15 min down time/3 hrs for maintenance. For animal programs, we may substitute an animal if one is unwell. For fundraisers, we do our best to maximize profits, but we are not responsible for any profit or loss. Client pays for any permits required for their location. Client must list all entertainment on permits & pay for what is contracted, even if location disallows the performance. Client will arrange or pay parking for all vehicles.

Total

Payment/Credits

Amount Due

Marvin Hunt

Denise Power, Office Manager
Zebra Entertainment and Events

LALALAND IMPORTS343 Wall Street
Los Angeles, CA 90013

T:213-620-0008 F:213-620-0984

2306

ORDER NO:		DATE: 04/11/17	
NAME: Isaac Glawen			
ADDRESS: City of Compton			
CITY, STATE, ZIP			
SOLD BY:	CASH	CHARGE	C.O.D.
			PAID OUT
QUANTITY	DESCRIPTION	PRICE	AMOUNT
840	Baskets	11-	924-
	Balance		206-
	PAID BY		
	V#	10008604	
	PO #	1701254	\$ 1130-
	A/C #	1001 40 000 4238	
	A/C #		
Okay to Pay			
NO REFUND			
NO EXCHANGE			
RECEIVED BY:		TOTAL: \$ 1130-	

#9.

NORMAN A. TRAUB ASSOCIATES
California License P121509
5409 Via Fonte
Yorba Linda, CA 92886
(714) 693-3428

INVOICE # 16152.1

December 22, 2016

Shawna Holmquist
Human Resources Director
City of Compton
205 South Willowbrook Ave.
Compton, California 90220

Paid By	✓N
V#	10008576
PO #	17-01256
A/C #	100142-00004262
A/C #	CA

Investigator: Sandra Lindoerfer RE: PHASE TWO

DATE	HOURS	ACTIVITY
10/13/16 - 12/06/16	7.00	Communications with City, complainant, subject and witnesses
10/13/16 - 12/06/16	6.00	Review documents from City, complainant and witnesses, plan phase two of investigation
10/24/16	5.00	Prepare for interview of witnesses
10/27/16	10.00	Interview witnesses plus travel
10/31/16	5.00	Prepare for interview of witnesses
11/01/16	11.00	Interview witnesses plus travel
11/13/16	3.00	Prepare for interview of witness and subject
11/14/16	10.00	Interview witness and subject plus travel
11/20/16	4.00	Prepare for interview of witnesses
11/21/16	9.50	Interview witnesses plus travel, review computer records
11/22/16 - 12/6/16	30.00	Summarize interviews, review and analyze evidence, write report

Total Hours:	100.50
Hourly Rate:	\$ 200.00
Sub-Total	\$ 20,100.00
Mileage	\$ -
Transcription	\$ 5,556.00
Misc.	\$ -
Total	\$ 25,656.00

NOW ACCEPTING ELECTRONIC PAYMENTS

CHASE BANK

ROUTING NUMBER: 322271627

ACCOUNT NUMBER: 531585383

PLEASE REMIT \$ 25,656.00

Thank you for using our services,

Norman A. Traub
President